

**1/4 Wells Street, Surrey Hills, Vic 3127**

**HEAVYSIDE**

**Sold Villa**

Saturday, 16 September 2023

1/4 Wells Street, Surrey Hills, Vic 3127

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Tim Heavyside  
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**\$795,000**

**THE PROPERTY** Welcomed by a leafy street canopy, this delightful single level hideaway in sought-after Surrey Hills is certain to appeal to first home buyers, downsizers and investors looking to secure a foothold in this premium locale. Perfectly placed at the front of a boutique block of three, just steps from a popular café and walking distance to shops, trams and schools, this two-bedroom unit flaunts easy-care allure on lifestyle's doorstep. Inside, large windows bathe the living zone in natural light, with stylish hardwood floors and split system cooling enhancing the space. Stepping through to the rustic timber kitchen and meals domain, where breakfast bar and quality appliances make mealtimes a breeze. The adjacent Euro laundry offers convenience, with direct access to the sun-splashed patio and north-facing courtyard allowing for easy enjoyment of the outdoors, while two generously sized bedrooms feature built-in robes, and are serviced by the chic family bathroom boasting shower, vanity and toilet. Adding to the extensive appeal, ducted heating, secure garage with additional off-street parking and lush surrounding gardens, all ideally placed in a tranquil tree-lined pocket. **THE FEATURES** ?? Easy care two-bedroom, one-bathroom villa unit ?? Positioned at the front of a boutique block of three ?? Light and bright living zone framed by garden views ?? Two generous bedrooms complete with BIRs ?? Main bathroom features shower, vanity and toilet ?? Euro laundry for convenience ?? Private north-facing courtyard and patio ?? Single garage with additional off-street parking ?? Ducted heating & split system air conditioning **THE LOCATION** Resting in a premiere position just a short stroll to parkland, sidewalk cafés, Whitehorse Road shopping precinct and trams, plus an abundance of leading schools nearby including Chatham Primary, Balwyn Primary, Fintona Girls' School and Camberwell Grammar. **THE TERMS:** 30|60 days