

**11 Warwick Avenue, Surrey Hills, Vic 3127**



**House For Sale**

Tuesday, 6 February 2024

11 Warwick Avenue, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 889 m2**

**Type: House**



Stephen Le Get  
0438558870



Lachlan Walker  
0488345955

**\$1,800,000 - \$1,950,000**

Reflecting the signature design elements award-winning architect Graeme Gunn was known for, this distinctive home has been stylishly updated while retaining its warm and welcoming mid-century vibe. In a quiet leafy setting, the intuitive floorplan is built around a central courtyard that provides an incredible indoor-outdoor connection. You're welcomed into a formal dining room with a cosy open fire and earthy tactile surfaces, alongside a home office with built-in storage that's ideal for remote work or study. You're guided through to an open plan family room and casual meals zone, incorporating a sleek kitchen that effortlessly caters to the gourmet chef, featuring quality Bosch appliances (induction cooktop) and excellent storage space. Accommodation is wonderfully zoned and spacious, featuring the master bedroom with a modern ensuite and built-in robes, paired with three additional robed bedrooms and a large rumpus room at the rear that enjoys private access to the pool. Designed for relaxation, head outdoors to a private and secure north-facing backyard, enhanced by alfresco zones, a glistening pool and spa with a sundeck and breathtaking treetop views across the district. Notable highlights include a Ring video doorbell, CCTV (subscription required), split system air conditioning, garden shed, internal storage room and a double carport. Positioned for success in an exclusive neighbourhood, the home is zoned for Surrey Hills Primary and Camberwell High School, and within walking distance from Surrey Gardens, bus routes, Union and Chatham Train Stations, Union Road shops and popular Maling Road Village, with proximity to a host of elite private schools to choose from.