

# 13 Benson Street, Surrey Hills, Vic 3127

 Real Estate

## House For Sale

Thursday, 30 May 2024

13 Benson Street, Surrey Hills, Vic 3127

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 670 m2

Type: House



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**\$1,900,000 - \$2,090,000**

A blend of period charm and a contemporary updating of the interior highlight this pretty Californian family home c1920 held by the same family for the past fifty years; situated on a generous flat allotment of 670sqm approx. in a typically leafy Surrey Hills area. The property now offers a range of options either to add a new extension to the existing home, either out and/or up, design and build a luxurious new family residence with the inclusion of a pool or alternatively build new townhouses on the site (STCA). All options have excellent capital gains prospects in such a popular and sought-after family oriented residential precinct. The home features original leadlight glass windows, high 3m ceilings and Baltic Pine floors typical of its era with an entrance hall flowing to three bedrooms, all with built-in robes, a light and bright family bathroom, dining room and central laundry. The spacious family room in a rear extension includes a modern kitchen equipped with an island bench, Maytag and Smeg appliances. Opening through French doors to a wide deck overlooking a deep rear garden providing plenty of space to extend further if desired. Buyers should note the home presents in excellent order throughout and could be comfortably occupied or leased while a decision on future plans is made. Other features include ducted heating, Rinnai heater and overhead fan (dining room), wall air conditioner (kitchen/living), landscaping, two garden sheds plus off-street parking. This very desirable property is enviably located in a quiet tree-line street close to the popular Red Brick café, an excellent array of schools including Chatham Primary School just moments from the front gate, as well as Fintona Girls School, Camberwell Girls Grammar School, Strathcona Girls Grammar, Mont Albert Primary School, Canterbury Primary School and Siena College. Public transport options include walking distance to the 109 tram and Chatham train station. Maling Road, Mont Albert Village and Whitehorse Road shops, cafes, restaurants and nearby parklands - all provide wonderful lifestyle options to enjoy.