

# 17 Kingston Road, Surrey Hills, Vic 3127

 Real Estate

## House For Sale

Monday, 15 April 2024

17 Kingston Road, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Tostevin  
0417003333



Scarlett Hang  
0405054888

## **Auction This Saturday at 12.30pm**

Superbly positioned between the Golden Mile and Union Road precinct, this spacious Victorian home has been meticulously renovated to celebrate modern family lifestyle. With a lush tree-lined streetscape only moments to prestigious schools, you'll find it nestled behind a picket fence with a charming Lychgate entry. Step inside and be captivated by the spacious proportions typical of its era. A long broad hallway with high ceilings introduces the large architect-designed four bedroom layout with each room enjoying lush garden views. A stylish ensuite and walk-in robe accompany the main bedroom while a central bathroom and powder room service the rest of the home with ease. A massive light filled open-plan dining and living area sit atop tiled flooring with French bi-fold doors opening to a large verdant garden which is an oasis for outdoor entertaining. A superbly appointed north facing kitchen with premium stone island bench looks out over a private garden with stylish cubbyhouse for the children to enjoy. This superior period residence also offers extensive tandem garage and workshop area (potential for studio apartment or home office conversion), ducted heating and cooling, family laundry with large storage, attic fitted with folding stairs and remote controlled gate, ensuring comfort, security and convenience. Presenting an unsurpassed lifestyle opportunity, this forever family home of timeless quality is a short stroll to Maling Road, Chatham Train Station, Canterbury Sports Ground and Union Road Village. It's also close to some of the state's most historic and prestigious private schools and is zoned for the highly regarded Camberwell High School, Chatham Primary and Canterbury Girls' Secondary College.