

**17 Lambourne Street, Surrey Hills, Vic 3127**

**House For Sale**

Wednesday, 25 October 2023



17 Lambourne Street, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



Rowan Liew  
0390130160



Eric Liew  
0390130160

## **Auction \$1,700,000 - \$1,800,000**

Introducing 17 Lambourne Street - a truly exceptional property that offers a perfect blend of comfort, convenience, and quality living. This single-level brick home boasts three bedrooms and one bathroom, providing ample space for families or individuals seeking a cozy and functional living environment. Situated on a generous 735 sqm well-maintained block, this property offers plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. The well-manicured grounds create a welcoming atmosphere and add to the overall appeal of the residence. One of the standout features of this property is its exceptional location on the doorstep of Wattle Park. Nature enthusiasts and outdoor lovers will appreciate the easy access to this picturesque park, offering beautiful walking trails, lush greenery, and recreational facilities. It's the perfect place to unwind, exercise, or spend quality time with family and friends. Step inside and be greeted by a superbly renovated interior that exudes style and sophistication. The light-filled living spaces create an inviting ambiance, while the character features add a touch of charm and uniqueness. Whether you're relaxing in the spacious living room, enjoying a meal in the dining area, or unwinding in one of the three well-appointed bedrooms, you'll feel right at home. The main bathroom is thoughtfully designed with a bath, shower, vanity, and toilet, ensuring convenience and comfort for all residents. It's a space where you can indulge in a relaxing soak after a long day or freshen up before starting your day. Beyond the property itself, the location of this property is truly unbeatable. Perfectly placed in a premiere blue-chip position in sensational Surrey Hills, you'll enjoy easy access to a range of amenities and attractions. Public transport options are within easy reach, including a flat walk to the Venice St/Elgar Rd station, making commuting a breeze. Families will appreciate the close proximity to an abundance of Melbourne's finest schools, including Kingswood College, PLC, Sienna College, Surrey Hills Primary School, and Box Hill High School. Education is a top priority, and having these esteemed institutions nearby ensures that your children will have access to quality education without the hassle of long commutes. Don't miss the opportunity to make 17 Lambourne Street your new home in Surrey Hills, where comfort, convenience, and quality living await.