

190 Union Road, Surrey Hills, Vic 3127

 **RE/MAX**

Sold House

Wednesday, 8 November 2023

190 Union Road, Surrey Hills, Vic 3127

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 656 m2

Type: House



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Presenting enchanting period character which epitomizes the character of the local area, this beautiful circa 1910 Edwardian home offers stately and comfortable modern living. Sitting on the edge of the newly renovated Union Road shopping village and amid the leafy Plane trees, the home embraces privacy and tranquillity, while situated paces from Surrey Hills' numerous cafes and lifestyle indulgences. Beyond an alluring central verandah, a generous leadlight entry hall reveals the classic and well proportioned rooms that are brimming with the elegance of its day. Polished original Baltic floorboards lie beneath soaring corniced ceilings, while a scattering of casement bay windows, decorative ceiling roses, and leadlight glass fill the rooms with an enviable charm. A gorgeous master suite with beautiful ceiling rose offers a generous retreat and is serviced by a large and spacious walk-in wardrobe to satisfy the most demanding of residents. The neat classic family bathroom incorporates recent updates and services the front bedroom looking out over the classic roses and established garden beds. A large formal lounge room off the entryway including working fireplace and lovely circular bay window, offers further living or can easily be converted to an additional bedroom for the growing family. The adjoining dining room with bright northern light continues through to the light filled living room, replete with modern skylights, and takes advantage of the house's sunny position whilst overlooking the beautiful back yard trees through large picture windows. The simple galley kitchen including Bosch and Blanco appliances, includes separate laundry cupboard and offers further scope for updating to install the kitchen of your dreams for the budding chef. A private and tranquil stone patio hosts sundrenched alfresco living beneath the newly roofed pergola and BBQ deck, overlooking mature trees and established garden beds. The stone patio extends further underneath the glorious established trees for easy outdoor dining and the generous yard offers great family spaces today, and compelling future potential for a contemporary renovation (STCA). Finished with an attic ladder leading to a large finished roof space, plus a shed and converted garage with wonderful storage, WC, and ample off-street parking at front for three cars, the home is complete with all modern comforts including gas ducted heating, refrigerated cooling, instant unlimited hot water and home alarm security system. Situated on a large allotment (656sqm approx.) with plenty of room to extend (STCA), this beautiful Edwardian offers immediate access to Union Road and Hamilton Street villages, Canterbury sports ground, city-bound trams and the new Union Train Station, while set close by to leading public and private schools, and the Eastern Freeway for a quick commute to city or coast.