

2/12 Tyndall Street, Surrey Hills, Vic 3127



Unit For Sale

Thursday, 8 February 2024

2/12 Tyndall Street, Surrey Hills, Vic 3127

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 207 m2

Type: Unit



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Auction \$800,000-\$850,000

Vaunting a prime location, this elegant villa offers the epitome of convenient living within an easy walk to Canterbury Primary School, Strathcona Girls Grammar, and Siena College. Being in the catchment for Camberwell High School adds to the appeal for families. Enjoy the ease of access to Chatham Train Station and local amenities, including shops, cafes and restaurants, all within walking distance. The nearby 612 bus stop and Mary MacKillop Reserve Playground ensure convenience and recreation just moments from your front door. A short drive to the bustling centre of Box Hill offers medical, entertainment and shopping options. Set back from the street as the second villa in a boutique complex, this home boasts an ideal North-facing orientation. The exquisite moroka rendered exterior in light beige, complemented by ornate brickwork, exudes elegance. A welcoming portico with a security screen door invites you into the tastefully landscaped surroundings. Step inside to discover a haven of comfort and style. Ducted heating ensures warmth throughout, while new carpet and luxe timber-laminate flooring add a touch of luxury. The living space is bright and airy, with plenty of natural light streaming in through glass brick feature walls. Modern down lights and decorative ceiling cornices enhance the ambiance. The airy and fresh kitchen features gloss white shaker-style cabinetry, highlighted by an overhead skylight. With 40mm laminate countertops, a tiled splashback, and a two-seater breakfast nook, it's a chef's delight. Complete with dishwasher and 600mm gas and electric cooking appliances, this kitchen ticks all the boxes for functionality and style. Two well-sized bedrooms with built-in robe storage provide comfortable retreats, while the bathroom sparkles with contemporary tiles, a corner bathtub, generous vanity and a large frameless mirror. A separate powder room adds convenience for guests. Property Specifications:

- Two bedrooms, open-plan living and dining
- Private, North-facing position
- Fresh renovations include new paint, timber-laminate flooring and carpet
- Heating, down lights, ornate ceiling cornices, spacious vibe
- Paved driveway and single lock-up garage with access to the backyard
- Close to public transport, schools, parks and shops