

**2/23 Broughton Road, Surrey Hills, Vic 3127**



**Unit For Sale**

Friday, 16 February 2024

2/23 Broughton Road, Surrey Hills, Vic 3127

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alaine Fourie  
0411513013



Ras van der Merwe  
0457316306

**\$670,000 - \$730,000**

Peacefully nestled in a boutique group of only 4, this single-level villa provides an outstanding lifestyle opportunity for young families, downsizers and astute investors. Located in the highly sought-after locale of Surrey Hills, within walking distance to an array of amenities including boutique Union Road shops, cafes, excellent schools, trams and trains. Timber floors and natural light add warmth and comfort to north-facing open plan living/dining. A pristine kitchen and updated bathroom are accompanied by 2 bedrooms, each appointed with ample storage. Step outside to discover a meticulously landscaped courtyard, a private oasis where one can unwind and relax. With ducted heating ensuring comfort throughout the home and a single garage offering convenience, every aspect of modern living has been carefully considered. Adding further value to this exciting property is a wonderful location just a short walk to Riversdale Road trams and the popular Wattle Park, within easy reach of Through Road cafés, Union train station and shopping and dining in Surrey Hills, and close to an array of local schools including Wattle Park Primary, Surrey Hills Primary, Sienna College, Strathcona and Presbyterian Ladies College.