

2/94 Warrigal Road, Surrey Hills, Vic 3127

HEAVYSIDE

Townhouse For Sale

Wednesday, 31 January 2024

2/94 Warrigal Road, Surrey Hills, Vic 3127

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tim Heavyside
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\$1,200,000 - \$1,300,000

Expressions Of Interest | 27 Feb 2024 at 5pm (unless sold prior).**THE PROPERTY** Peacefully and privately positioned behind an automatic gated entry at the rear of two, this immaculately presented three-bedroom townhouse combines luxury and low-maintenance living all within easy reach of trams, parkland, schools, and cafés. Boasting a versatile floorplan spread over two light-filled levels, the open plan living and dining upon entry features stylish floorboards and an abundance of natural light boasting wall-to-wall windows. Two separate sliding doors open out to the serene courtyard, a tranquil space for relaxation. Gourmets will relish the sparkling modern kitchen complete with island bench, premium stainless steel Smeg appliances, tiled splashbacks and corner pantry, with a laundry and guest powder room tucked in behind. Private and spacious, the main bedroom is desirably positioned on the ground floor and includes an updated ensuite and large walk-in robe. Journey upstairs to discover a generous teenager retreat, with two further bedrooms being well-serviced by a sparkling skylit bathroom.**THE FEATURES** • Built in 2012 by a local builder • Easy-care two-storey townhouse with three bedrooms and two bathrooms • Privately positioned at the rear of only two in a premiere sought-after location • Gourmet kitchen flaunting island bench & premium stainless steel appliances • Privately positioned ground floor main bedroom boasts WIR & luxe ensuite • Two first floor bedrooms with BIRs serviced by sparkling main bathroom • Versatile upstairs retreat offers valuable extra space for growing families • Dedicated laundry with outdoor access plus an additional guest toilet • Serene, private courtyard terrace with patio & landscaped gardens • Auto gates and double garage for privacy, security & peace of mind**THE LOCATION** 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 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.**THE TERMS:** 30|60|90 Days