

# 2 Graham Street, Surrey Hills, Vic 3127

 Real Estate

## Sold House

Saturday, 13 April 2024

2 Graham Street, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tom Rogan  
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## Contact agent

Peacefully situated behind a leafy established garden on the corner of South Court, this gracious c1946 solid brick residence's charming original features and unexpectedly generous dimensions provide both immediate family appeal and enticing scope to further update (STCA). Ornate ceilings and timber floors are highlighted in the inviting sitting room with a roaring open fire and the generous living/dining room with a gas fire and well-equipped kitchen. Bi-fold doors open out to a dining deck, leafy gardens and to a large, decked west-facing private courtyard. A light-filled downstairs bedroom or home office is matched upstairs by three additional double bedrooms, a bathroom with separate toilet and a sun-drenched retreat. Desirably positioned close to Riversdale Rd trams, Union station, Through Rd shops and cafes, Wattle Park and a range of excellent schools including Presbyterian Ladies' College, Strathcona Girls Grammar, Carey Baptist Grammar and Wattle Park Primary, it includes RC/air-conditioner, ceiling fans, powder-room, laundry, ample storage, garden shed, auto gates and secure off street parking.