

22 Banool Road, Surrey Hills, Vic 3127

HEAVYSIDE

Sold House

Tuesday, 19 September 2023

22 Banool Road, Surrey Hills, Vic 3127

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 597 m2

Type: House



Tim Heavyside
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Wendy Zhou
0394703390

\$2,405,000

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Reflecting a perfect combination of classic charm and contemporary indulgence, this immaculate three-bedroom period home has been stylishly renovated to deliver a lifestyle dream for discerning families. Resting on a leafy street just a few doors from Chatham Primary School, this 1940's clinker brick could not be better placed for an active and carefree life of convenience. Inside, delightful cornices, ornate lighting, polished floorboards, and plantation shutters create instant ambience, with the tranquil fireside lounge offering a serene retreat. Flowing through the expansive dining domain, connoisseurs will relish the sparkling modern kitchen with sleek appliances and an abundance of storage and bench space. Looking out to the stunning family zone, parquet flooring and full-length windows enhance the space, with French doors opening out to the sunny paved patio and rear yard beyond. Three plush bedrooms with built-in robes are serviced by the sleek family bathroom comprising shower, vanity and toilet, with an additional shower located inside the generous standalone laundry. Creatives, hobbyists and professionals working from home will appreciate the versatile office, with a spacious studio in the backyard offering endless possibilities.

THE FEATURES

- Stunning period home comprising three bedrooms and one bathroom
- Positioned on a lush leafy street just steps to the local primary school
- Sleek kitchen features an abundance of storage & premium appliances
- Three generously designed bedrooms feature built-in robe storage
- Sparkling main bathroom includes shower, vanity and toilet
- Dedicated laundry with linen press and additional shower
- Lush, private backyard with paved patio and surrounding gardens
- Long gated driveway provides ample off-street parking
- Dual fireplaces, ducted heating, split system and ceiling fan in family zone

THE LOCATION Adding further value to this exceptional lifestyle property is a premiere position only a stone's throw from Chatham Primary, and within walking distance of a variety of parkland, cafés, dining, shopping, trains and trams, plus a host of leading schools nearby including Fintona Girls' School, Strathcona Baptist Girls' Grammar and Sienna College.

THE TERMS: 30|45|60 days