

**22 James Street, Surrey Hills, Vic 3127**

 **RE/MAX**

**House For Sale**

Friday, 3 November 2023

22 James Street, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



James Tostevin  
0417003333



Daniel Bradd  
0411347511

## Contact Agent

This captivating renovated and extended Californian is set in a leafy hedge-lined garden near Grovedale Park. Offering a perfect blend of period charm and contemporary finishes whilst delivering loads of spacious living zones and excellent indoor/outdoor entertaining areas overlooking a lush northern garden sanctuary. An instantly appealing street presence and attractive façade introduces a charming, light and bright interior. Featuring a flexible floor-plan with a Baltic Pine arched hallway leading to a formal sitting room, sparkling bathroom with sky window, four zoned bedrooms, one at the rear with a second family bathroom and study. A superbly appointed kitchen with meals area, CaesarStone bench-tops, island bench, prestige Smeg and Asko appliances and adjacent laundry flows to an expansive family dining and living room with high vaulted ceilings plus French and tall bi-fold doors opening to a wide, split-level deck with a barbeque kitchen - just perfect for relaxing with family and friends. Other features include alarm, ducted heating, R/C air conditioner (family room), Rinnai Energy Saver Heater (family room), overhead fans (3 bedrooms), ample storage including a mezzanine loft and roof storage above the laundry, garden sheds, a carport and tandem off-street parking. This delightful family home is also enhanced by a family friendly location in a quiet tree-lined street; where convenience becomes a way of life. Positioned between the desirable Balwyn and Union Road shopping strips, cafes and restaurants. Whilst also close to Beckett Park and Maranoa Gardens plus transport options to an array of Melbourne's finest schools, including Camberwell High zone and just moments from Chatham Primary - all delivering the sought-after lifestyle benefits attributed to this area.