

**25a Elm Street, Surrey Hills, Vic 3127**



**House For Sale**

Tuesday, 6 February 2024

25a Elm Street, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 209 m2**

**Type: House**



Ross Stryker  
0298105000



David Banks  
0398105000

**\$1,250,000 - \$1,350,000**

Quality design, first-class finishes and attention to detail are the foundations of this immaculate family friendly townhouse. Positioned at the top of an immensely quiet cul-de-sac and offering a secure, low-maintenance lifestyle, this impressive residence encompasses an elegant, versatile and generous floorplan featuring downstairs master bedroom and preferred northern orientated living. Downstairs features a wide entrance hall, master bedroom (with full ensuite and WIR), fully equipped stone kitchen with Smeg appliances overlooking an open-plan living and dining zone, rear north facing private paved courtyard, oversized garage with additional off street parking, powder room and laundry. Upstairs provides 2 large bedrooms (both with built in robes), separate rumpus area with study facility and elegant main Bathroom. Further complimented by quality fittings and fixtures throughout, fully tiled bathrooms, hardwood polished timber floors, reverse cycle heating and cooling, ducted vacuum and security system with video intercom. This superb home is only moments from Wattle Park and just a short stroll from local shops and cafes, within easy reach of Camberwell and Box Hill shopping options or an array of excellent schools, public or private including PLC & Siena, plus an abundance of transport options (70 tram or Union station) and Deakin University; all underlining the sought-after family focus to this location.