

**26-28 Durham Road, Surrey Hills, Vic 3127**

**Sold House**

Wednesday, 16 August 2023



26-28 Durham Road, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1486 m2**

**Type: House**



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## Contact agent

Expressions of Interest. The property is an ideal selection for a family seeking a beautiful established home in a premium Surrey Hills location. The locality, land area, corner double block and numerous features of the property, including no heritage overlay, will ensure a most rewarding home investment. Occupying the prime corner position of Durham and Kent Roads, this imposing English Counties landmark is situated over 1,486sqm approx. and commands magnificent street presence as an architect designed family home. Currently occupied for 31 years and believed to be one of the largest land holdings in the precinct, the future options are immense as the property is not impacted by any overlays, single dwelling covenant or easements. Beyond the broad façade, this grand residence is set over 2 levels, with the building constructed to the highest standards, it provides the desired fundamentals of flexibility with both formal living, informal living, dining and fully equipped kitchen, combining comfort and convenience whilst being surrounded in a mature garden setting. Marble entry, central atrium, soaring ceilings, overly expansive rooms and open fireplace create a harmonious interior that flows perfectly from the living areas through to four generous bedrooms and three bathrooms. All living areas and bedrooms have a garden view. Made for relaxed living and effortless entertaining, the options are endless with commanding views over the flood-lit mod grass tennis court, solar and gas heated indoor swimming pool with spa, sauna and separate rumpus / billiard room which could be repurposed for a home gym or theatre room. Zoned for the hugely popular Canterbury Primary School and Canterbury Girls Secondary College, families are bound to enjoy its convenience, with Strathcona Girls', Siena College, Middle Camberwell Shopping and Maling Road Village also a short walk away. Multiple transport options include the Riversdale Road tram at one end of the street and Chatham Station at the other, whilst the 612 Bus route is on your doorstep.