

# 267 Elgar Road (Corner Shepherd Street), Surrey Hills, Vic 3127



## House For Sale

Friday, 2 February 2024

267 Elgar Road (Corner Shepherd Street), Surrey Hills, Vic 3127

**Bedrooms: 3**

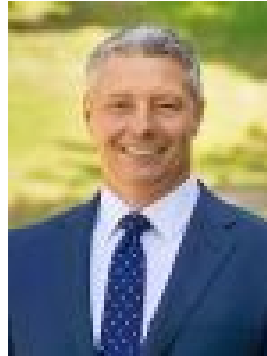
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Spring Chen  
0398313480



Jeremy Desmier  
0398313432

**\$1,400,000 - \$1,500,000**

PROPERTY/FEATURES Celebrating the endless lifestyle benefits of this prized neighbourhood, this charming home will appeal to young families or investors looking for immediate comfort and a potential-rich future. On the corner of tree-lined Shepherd Street with a generous garden, paved alfresco and inviting front verandah harmonise with the elegant and sun-kissed interiors. Beautifully polished floorboards line the spacious lounge room and dining room, extending into the bright and pristine kitchen. The three bedrooms are ideally serviced by two newly renovated bathrooms with floor-to-ceiling tiling, including one with a bath. Occupy immediately and then consider further renovations, look to construct a brand new residence or potential commercial development on a corner position (STCA).  
Elegant three bedroom home\* Two newly renovated bathrooms\* Sun-filled living zones\* Single garage plus additional car accommodation\* Split system air-conditioners\* On a conveniently located corner block\* Redevelopment potential – Residential or Commercial (STCA)  
LOCATION Merely metres from Our Lady's Primary School and Kingswood College, this abode is zoned for Box Hill High School and Roberts McCubbin Primary School. With buses at the door bound for Box Hill Central, the train, Deakin University and Presbyterian Ladies' College, walk to Aqualink, Wattle Park, enticing cafes and the Riversdale Road tram.  
TERMS 10% deposit, balance 30/60 days