

**3/40 Wandsworth Road, Surrey Hills, Vic 3127**



**Sold Townhouse**

Friday, 3 November 2023

3/40 Wandsworth Road, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



David Smith  
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## Contact agent

Nestled at the rear of only two, this private and charming two-story townhouse suits downsizers and families alike with a low maintenance and convenient lifestyle. This beautiful three-bedroom residence offers spacious living, complemented by an additional dining area that opens onto a private north-facing courtyard. On the ground-floor the main bedroom impresses with its generous size, complete with a walk-in robe and ensuite. Among the features of this lovely home are a bright and airy living area, a pristine kitchen with breakfast bar, a separate laundry, and an extra powder room. Upstairs, there's an open-plan area suitable for use as a study or retreat. Added features include; ducted gas heating and refrigerated air conditioning, internal access to a double garage, an enormous attic provides ideal storage space, and the property is discreetly secured behind remote-controlled gates. This fantastic residence is conveniently located within walking distance of Chatham Primary School, Union train station, Canterbury Gardens, Strathcona Girls Grammar, Canterbury Girls School, Camberwell High, and Canterbury Primary Schools.