

3 Graham Street, Surrey Hills, Vic 3127



House For Sale

Monday, 22 January 2024

3 Graham Street, Surrey Hills, Vic 3127

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 710 m2

Type: House



Ross Stryker
0298105000



David Banks
0398105000

\$1,850,000 - \$1,980,000

High on the hill capturing city skyline views, this gracious 3 bedroom + study, 3 bathroom cream brick charmer has an abundance of living space and family flexibility on a substantial 710sqm allotment approx. First time on the market since 1976, this elevated classic enjoys a wide entry hallway, double doors to the endearing lounge room, further double doors to the original dining room (potential 4th bedroom) and an elegant granite kitchen/meals area with quality appliances and parquet floors. The casual TV room extends into the quiet conservatory style sunroom, while the huge rear billiards/games room presents as a super entertaining space. There's also a full bathroom and separate laundry on the ground level. Upstairs has a king size main bedroom suite (built in robes and fully appointed ensuite) extending onto a vast city viewing terrace, a beautiful 2nd robed bedroom with private terrace, a generous 3rd bedroom, a prized study and a tasteful bathroom. The north facing brick paved patio is shaded by an automated café awning, and the lovely leafy rear garden is shaded by a mature Oak tree. With all the room to tinker, renovate or even rebuild, this quality home is complete with hardwood floors, hydronic heating, reverse cycle air conditioning, an alarm system, instant hot water, ample storage, internal stair access to the lower level auto garage (powered workshop) and a double carport. In this premier street, seconds to the Riversdale Road tram, Wattle Park and Through Road essentials, walk to Wattle Park Primary School, catch the tram to Camberwell Junction or jump on the bus to Union Road shops, cafes and the new train station.