

**49 Essex Road, Surrey Hills, Vic 3127**

**HEAVYSIDE**

**House For Sale**

Wednesday, 17 January 2024

49 Essex Road, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 594 m2**

**Type: House**



Tim Heavyside  
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**\$1,900,000 - \$2,090,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Classic charm and contemporary indulgence combine in this enticing three-bedroom double fronted Victorian home c1895, nestled on an approx. 594sqm north facing block in one of Surrey Hills' most coveted tree-lined streets. Inviting from every angle, the landscaped gardens and picture-perfect façade warmly welcome you inside, where three generous bedrooms with 10ft high ceilings are positioned at the front of the home. The main and front bedroom with feature 'dado' panelling include built in robes, wall heating, and double sash windows with plantation shutters, with the main also flaunting split system air conditioning. Families will relish the dual living zones both with split system air conditioning. Towards the front of the home a serene formal living room is enhanced by an open fireplace, large double sash window with plantation shutters and high ceiling. The separate open plan family and meals domain at the rear of the home includes vaulted ceilings and a gas log fireplace. A large, separate and versatile study with French doors opening to a private north facing courtyard offers flexibility for remote work or as a fourth bedroom. The modern kitchen boasts wraparound benches, breakfast bar and walk-in pantry. Double French doors open out to the spacious north facing backyard, a wonderful entertainer's hub featuring a sun-splashed paved patio and luxe in-ground solar heated pool with water feature, surrounded by lush lawns and landscaped gardens.

**THE FEATURES**

- Sophisticated character home with three bedrooms & one bathroom
- Positioned on a lovely landscaped 594sqm (approx.) north facing allotment
- Stylish modern kitchen flaunts breakfast bar and walk-in pantry
- Three generously designed bedrooms, two with built-in robe storage
- Main bathroom includes shower, bath, vanity & separate toilet
- Large, dedicated laundry with additional storage cupboards
- Entertainer's backyard complete with paved patio and firepit area
- Lush lawns and landscaped gardens plus two storage sheds and cubby house
- Split system, wall heaters, gas log fire & open fireplace

**THE LOCATION** Adding further value to this prime lifestyle property is a sensational location just a short stroll to Union Station and boutique shopping and cafés in Surrey Hills, with South Surrey Park just steps away, plus an array of sought-after schools.

**THE TERMS:** 30|45|60