

# 6A Warwick Court, Surrey Hills, Vic 3127



## Sold House

Saturday, 23 September 2023

6A Warwick Court, Surrey Hills, Vic 3127

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Spring Chen  
0398313480



Jeremy Desmier  
0398313432

**\$2,101,000**

**PROPERTY/FEATURES**Beyond a very private façade sits this substantial 38 square residence, expertly designed to exceed the lifestyle expectations of any discerning family. Soaring ceilings and polished floorboards harness the abundance of natural light that streams into the broad lounge and dining room, extending through to the expansive meals and living room. Tri-slide glazing opens out to the under-cover alfresco and landscaped, low-maintenance garden, achieving that desired indoor/outdoor experience. Socialising is effortless as you cook with confidence in the Smeg-appointed kitchen while your friends gather around the large stone peninsula. The large four bedroom plus study/fifth bedroom floorplan features two bathrooms and a powder room. The master bedroom with walk-in robe showcases a glamorous stone dual-vanity ensuite with floor-to-ceiling tiling and a spa bath.\* Contemporary 38 square family residence\* In a low-traffic enclave\* Four bedrooms plus a study/fifth bedroom\* Two enormous living zones with an entertainer's under-cover alfresco\* Gourmet stone kitchen with Smeg appliances\* Master bedroom with WIR and spa ensuite\* Floor-to-ceiling tiled bathroom\* Ducted heating, evaporative cooling and ducted vacuum\* Water tank services the toilets\* Double auto garage with internal access

**LOCATION**Conveniently located within walking distance to buses bound for Presbyterian Ladies' College and Deakin University, be thrilled by the pleasant walk to Surrey Hills Primary School, Union Station, Coles Local and the enticing cafes in Union Road Village. In the highly regarded Camberwell High School zone, many leading private schools are close by.

**TERMS**10% deposit, balance 60 days