

# 70A Essex Road, Surrey Hills, Vic 3127

 Real Estate

## House For Sale

Saturday, 13 April 2024

70A Essex Road, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 743 m2**

**Type: House**



James Tostevin  
0417003333



Robert Le  
0409877851

**\$1,740,000 - \$1,880,000**

Situated in an elevated position in a popular Surrey Hills tree-lined street, this refurbished brick family home c1950 on a generous allotment of 743sqm approx. offers a range of options to either renovate and extend the existing home, design and build a luxurious new family residence with the inclusion of a pool or alternatively build new townhouses on the site (STCA). With either option promising excellent capital gains prospects in the English Counties precinct, one of Melbourne's most sought-after residential precincts. The existing brick family home has a flexible interior offering family warmth from another time comprising an entrance hall, very spacious living and dining room, adjacent study, three bedrooms, a retreat, dual access period-style bathroom, kitchen/meals equipped with quality appliances plus a laundry/WC. A deep rear leafy garden and barbeque area offers plenty of space to extend further if desired. Buyers should note it presents in excellent order throughout and could be comfortably occupied or leased while a decision on its future is made. Other features include stained woodwork, polished floors, ducted heating, ample storage including a shed and under house, plus off-street parking. Further enhanced by a convenient location within walking distance of local Through Road cafes and the kindergarten, close to Middle Camberwell shops, Camberwell Junction or Surrey Hills Village, an array of sought-after private and public schools, Riversdale Road tram or Warrigal Road bus services and Maling Road is only minutes away – all adding to its sought-after family lifestyle benefits available to local residents.