

**76 Middlesex Road, Surrey Hills, Vic 3127**

**Sold House**

Friday, 11 August 2023



76 Middlesex Road, Surrey Hills, Vic 3127

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 724 m2**

**Type: House**



Lisa Lord

0398105000

**\$2,800,000**

Located in the prized English counties estate, family functionality embodies this single level residence within lush front and rear private gardens. Refreshed and ready to enjoy immediately with its charming bay windows, light filled rooms, soaring ceilings, fresh new carpets /paintwork. A zoned floorplan for family flexibility and harmony features a wide entrance/hallway leading to an expansive formal living domain, showcased by a cosy open fireplace and access to paved alfresco entertaining welcoming northerly light. A secondary open plan living/dining area hosts a family sized stone bench kitchen with cleverly integrated storage and appliance cupboard, plus integrated Bosch and Miele appliances, opening out to a leafy pergola and lush garden environs. Four generous bedrooms with built in robes provide excellent accommodation, main featuring ensuite with spa bath and a large dining room that could be utilised as a home office Take advantage of a generous sized allotment of 724m to build a brand new home or invest in the development options (STCA) Secure behind a brick fence notable inclusions are gas ducted heating, split system air conditioners central bathroom with separate powder room, spacious laundry with loads of storage, shed, double remote lock up garage with internal access and additional off street parking for two vehicles. Enviably located within relishing effortless lifestyle convenience in a privileged pocket walking distance to Canterbury Primary School, Siena College, Camberwell High School and Strathcona Girls' Grammar School, Riversdale Road trams, cafes and shops, Chatham station and buses on Canterbury Road.