

**8 Durham Road, Surrey Hills, Vic 3127**

**HEAVYSIDE**

**House For Sale**

Friday, 1 March 2024

8 Durham Road, Surrey Hills, Vic 3127

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 773 m2**

**Type: House**



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## AUCTION SAT 23 MARCH

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY>

Welcome to 'Hillside', a captivating 5-bedroom, 3-bathroom Victorian home from 1890. Nestled in the English Counties precinct on Durham Road, it seamlessly blends timeless elegance with modern comfort. Impeccably renovated, Hillside offers generous family accommodation comprising a main bedroom with new designer ensuite and BIR, four additional bedrooms with two additional bathrooms and study. Beneath 3.7m ceilings in the front of the house you move onto polished pine floorboards and to the expansive open plan living and dining room with a gourmet kitchen appointed with new benches and modern appliances. French doors open onto a large undercover entertaining deck overlooking the private leafy garden with solar heated pool and spa. With a North/West orientation ensuring abundant natural light, comfort is paramount with ducted 3-zone heating, inverter cooling, and a solar-heated pool and spa. Multiple entertaining spaces connect, featuring large decking and a spacious backyard. Positioned on the southern boundary, it maximizes privacy and natural light, while the tree-lined street adds natural beauty. Embrace the versatile floor plan, dividing the property into three zones: bedrooms, main living, and back living/pool areas.

**KEY FEATURES**

- Built in c1890 with the distinguished name Hillside
- Impeccably renovated, with recent updates including a new ensuite and refreshed outdoor spaces
- Elegant features: French/Bohemian basket chandeliers, downlights and satin Zen switches throughout
- Kitchen upgraded with new fittings and modern appliances
- Inviting solar-heated pool/spa and convenient electronic slide gate for driveway access
- Versatile floor plan seamlessly divides the property into three zones
- Ensured year-round comfort with ducted 3-zone ducted heating, inverter ducted cooling, and two split systems
- Abundant storage solutions cater to practical living

**THE LOCATION** Situated in sought-after Durham Road, this residence offers easy access to the charming boutiques of Maling Road and Union Road. Enjoy seamless convenience with nearby train, tram, and bus stops. Proudly zoned for esteemed schools, including both Canterbury and Surrey Hills Primary, as well as Canterbury Girls and Camberwell High and easy access to Melbourne's private school hub this property ensures an exceptional living experience.

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