

**9 Boronia Street, Surrey Hills, Vic 3127**

 **RE/MAX**

**House For Sale**

Saturday, 3 February 2024

9 Boronia Street, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Tostevin  
0417003333



Robert Le  
0409877851

## Contact Agent

A captivating Californian period façade introduces this stylishly updated family home which offers an enticing alternative to a more recent contemporary townhouse situated in a complex. Enhanced by typically leafy Surrey Hills surroundings it is likely to appeal to retirees scaling down, young families or professionals attracted to the quiet, tree-lined street at the top of Boronia Street hill combined with its low maintenance lifestyle. The interior presents in excellent condition with nothing to do but move in and enjoy the inviting ambience. Featuring floorboards flowing from an entrance foyer to a living room, dining area and kitchen/meals equipped with high end stainless steel appliances. Plus three bedrooms, all with built-in robes, (the main has a new fully-tiled ensuite) or two plus study and a new fully-tiled family bathroom. A separate laundry leads to a deck and quiet courtyard ideal for outdoor dining and relaxation with family or friends. Other features include two R/C air conditioners (living room and kitchen), solar panels, front covered off-street parking and a garage with courtyard access. Enhanced by a popular position only moments from Wattle Park, Surrey Hills Village plus an array of excellent schools both private and public, including PLC, Riversdale or Warrigal Road transport options, local shops and Deakin University - all underlining the sought-after family focus to this location.