

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

**HEAVYSIDE**

**House For Sale**

Tuesday, 11 June 2024

9 Lambourne Street, Surrey Hills, Vic 3127

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 733 m2**

**Type: House**



Tim Heavyside  
0394703390



Paige Heavyside  
0394703390

**\$2,750,000 - \$3,000,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Exceptionally placed for an active lifestyle, this stunning five-bedroom two-storey Californian bungalow has been beautifully renovated and extended and is ready to enjoy. Flaunting a spacious floor plan that includes a tranquil formal living and dining zone upon entry, highlighted by a feature fireplace, decorative cornices and leadlight windows, with stunning Blackbutt timber floors extending throughout. Light-filled and impressively spacious, the open plan family zone at the rear includes a stylish kitchen flaunting Siemens appliances and a spacious butler's pantry, certain to please the home cook. Double glass doors extend out to the majestic entertainer's haven, where the covered alfresco deck is enhanced by the stunning stone fireplace, inbuilt BBQ and a picturesque outlook across to the resort style in-ground pool. Generous in size, the main bedroom is privately positioned on the ground floor, and is complete with a huge walk-in robe and elegant double vanity ensuite, with a second ground floor bedroom ideal for guests, while three robed bedrooms are located upstairs alongside a family bathroom and upstairs retreat. Additional highlights of a third bathroom, large laundry complete with drying room and walk-in linen press, hydronic heating, evaporative cooling, landscaped gardens and ample gated off-street parking add to the allure of this enticing property.

**THE FEATURES**

- Stylish five-bedroom, three-bathroom Californian bungalow
- New carpets & freshly painted throughout
- Positioned on a generous 733sqm approx. garden block
- Formal living & dining plus large open plan family zone
- Premium kitchen with Siemens appliances & butler's pantry
- Five robed bedrooms, main complete with WIR & double vanity ensuite
- Two family bathrooms, one on each level for convenience
- Large laundry featuring drying room & walk-in linen press
- Entertainer's deck overlooking resort-style in-ground pool
- Hydronic heating & evaporative cooling for optimum comfort

**THE LOCATION** Enjoying an exceptional location in a quiet street just a short stroll to Wattle Park, within easy reach of trams, trains, boutique shopping, cafés and dining, and close to an array of well-regarded schools including Our Lady of Perpetual Succour, Surrey Hills Primary, Roberts McCubbin Primary, Kingswood College, Mount Scopus and PLC.

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