

276 Mont Albert Road, Surrey Hills, VIC, 3127

FLETCHERS

House For Sale

Tuesday, 3 September 2024

276 Mont Albert Road, Surrey Hills, VIC, 3127

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Californian Character with Wonderful Potential

Warm, welcoming and comfortably presented family character is tastefully merged with the original, circa 1920s heritage of this extended, double storey, 4 bedroom California Bungalow in an exclusive setting just moments from Union Road's vibrant café and shopping strip. Set on a wonderful 643 square metre allotment (approx.), the home offers scope for you to live or lease today while presenting an opportunity for cosmetic renewal at your leisure or to develop this coveted site whenever you are ready (all STCA).

Nestled within carefully manicured gardens, the home creates an attractive street presence before opening to reveal rich Baltic Pine flooring and detailed ceilings, all complemented by picture rails, fireplaces and rich period character. Joyfully light-filled, the home's kitchen / meals / living flows outdoors to a year-round, undercover entertainers' patio for a sumptuous alfresco lifestyle, plus there is a more formal dining room and semi-attached lounge both warmed by ambient open fireplaces.

The main bedroom is set downstairs with its own ensuite and built-in robes, whilst the remaining bedrooms are zoned upstairs – also with robes and shared access to a family bathroom and an open retreat. Perfectly designed for family life in this coveted family location near so many of Melbourne's finest private schools.

- 2 Classical 1920s California Bungalow with a wonderful extension.
- 2 Four generous bedrooms, each with built-in robes.
- 2 Main bedroom ensuite offers parental sanctuary.
- 2 Endless possibilities of a 643 square metre (approx.) allotment.
- 2 Baltic Pine flooring, detailed ceilings, picture rails and period character.
- 2 North-facing kitchen / meals / living with a seamless outdoor flow.
- 2 Year-round alfresco patio.
- 2 Large lounge / dining with classical fireplaces.
- 2 Lock-up garage and driveway parking for at least another 4 vehicles.
- 2 Ducted heating downstairs, a split system and reverse cycle upstairs..
- 2 Walk to Union Road cafes and shops.
- 2 Moments from the new Union Railway Station.
- 2 Moments from a diversity of elite private schools.

Terms: 10% deposit, balance 60/90/120 days