

## Surrey Hills 49 Durham Road









### Family Favourite in Surrey Hills

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This attractive two-storey family home provides the ultimate in lifestyle afforded by its position in the heart of the highly desirable suburb of Surrey Hills. Situated in a quiet tree-lined street just moments from Maling and Union Road shops and cafes, trains, trams, parks and quality schools including Siena College, Canterbury Primary School, Strathcona Baptist Girls Grammar School and Camberwell High School. Upstairs offers a serene master bedroom/parents retreat with WIR, ensuite and private balcony, study and a further three bedrooms with BIRs that share a central bathroom with bath and separate toilet. Downstairs, adjoining formal sitting and dining rooms enjoy the ambience of a fireplace whilst the timber kitchen with walk-in-pantry overlooks the spacious living room that flows through French doors onto the landscaped gardens and alfresco entertaining area. The flexible floor plan 49 Durham Road



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#### Balcony 45) 46) 46) 46) 46) 46) Bedroom Covered 8.6 x 3.6 Patio Family FP 6.3 x 6.3 Meals Storage Storage 2.3 x 2.1 Θ Ens $\odot$ 0 PATIO PATIO 1 Pwd Formal Bedroom 2.5 x 4.3 0 Dining WIR WR DW Study 4.4 x 4.3 Kitchen 1.8 x 2.1 Cellar • 2.8 x 2.5 RESIDENCE Sky F L'dry DN P C 1.8 x 2.1 1.8 x 2.1 œ Formal Living DN Bedroom Bedroom 2.5 x 4.3 2.6 x 4.3 VERANDAH 4.4 x 5.3 Entry Bath Double Carage 5.2 x 5.2 FIRST FLOOR DRIVEWAY Verandah GROUND FLOOR CELLAR (NOT IN POSITION)

Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.

# 49 Durham Road, SURREY HILLS