



  
MARSHALLWHITE

3 Vincent Street  
Surrey Hills









## "Devon" c1902 - Be Surprised by the Size

Gracing a magnificent garden allotment of over 1,000sqm with rear access - this impressive Edwardian family residence enjoys a typically leafy back-drop and front garden; situated in one of Surrey Hills' most sought-after tree-lined areas.

Highlighted by flexible family accommodation and subtle period attributes including timber fretwork, leadlight windows and the spacious proportions typical of its era. Enhanced by previous renovations and a split-level extension which have delivered wonderful zoned family living and entertaining spaces. The interior features a central Baltic Pine hallway opening to a study with bay window, formal dining room, four large bedrooms - main with WIR and ensuite; flowing to a generous family domain with country-style kitchen equipped with Euro appliances plus informal dining overlooking a separate family living area with adjacent laundry/drying room and a family bathroom. All opening to a paved alfresco dining area plus a studio or home office and adjoining workshop. Other features include security system, ducted heating, original OFPs, exceptional storage, off-street parking with rear access from Empress Road.

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Auction Saturday 16th February at 11.30am

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