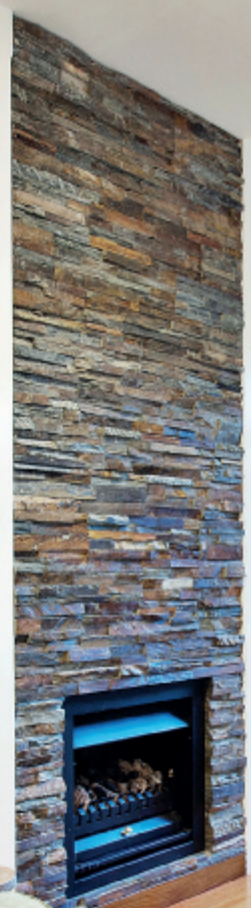




MARSHALLWHITE

5 Graham Street  
Surrey Hills





## Evocative Charm, Enticing Location

Superbly presented with a wonderful flair for design, this classic c1939 single level brick residence, set within a picturesque deep northeast private garden, offers instant family appeal with enormous scope to extend upstairs to capture the spectacular city views (STCA). The designer décor is enhanced by polished timber floors in the wide entrance hall and refined formal sitting and dining room with open fireplace and west-facing balcony offering city views. Impeccably appointed with stainless steel appliances, stone benches and a walk in pantry, the gourmet kitchen is adjacent to an every-day living area with a gas-log fire surrounded by a stacked stone feature wall. The living area opens to the deep private northeast garden with covered terrace, pond and greenhouse. The two gorgeous double bedrooms with built in robes and a fully tiled bathroom are accompanied by a light-filled third bedroom with stylish en-suite.

Idyllically situated near Wattle Park, Riversdale Road trams, Through Road shops and schools, it also includes ducted vacuum, Bose audio, Euro-laundry, garage and wine cellar. Land size: 710sqm (46.63m x 15.24m) approx.

[5grahamstreet-surreyhills.com](http://5grahamstreet-surreyhills.com)

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Auction Saturday 3rd March at 11.30am

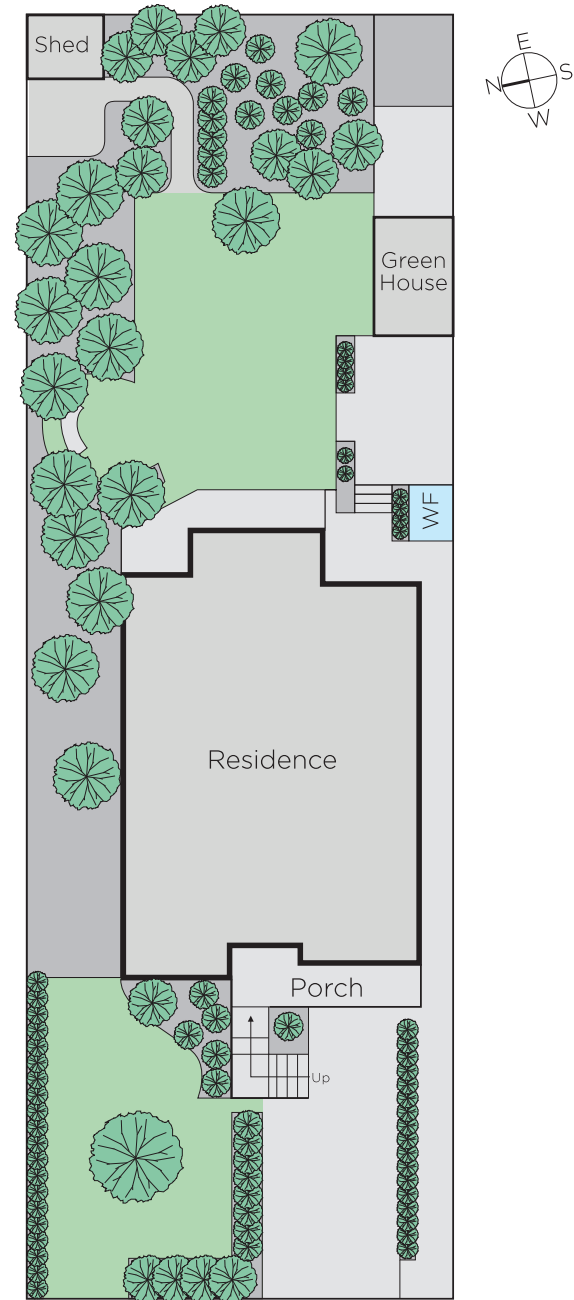
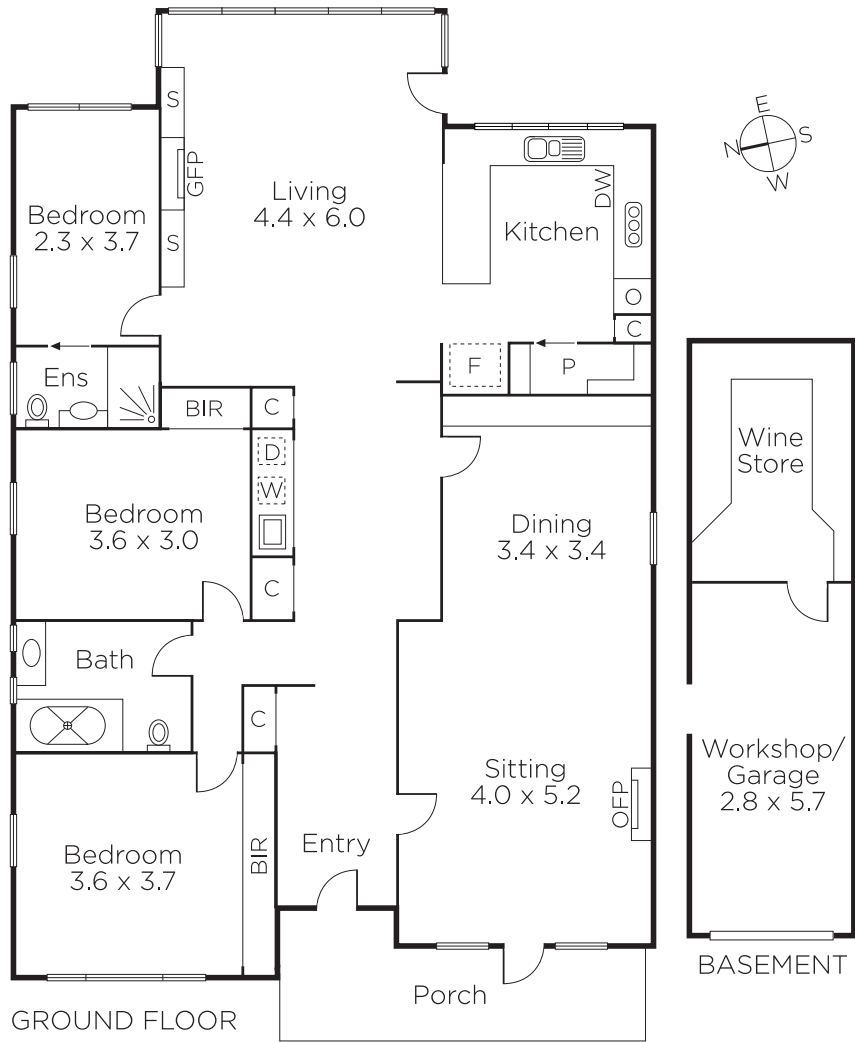
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