



MARSHALLWHITE

70 Broughton Road  
Surrey Hills









## Step Up to a Picture Perfect Californian

The enduring appeal of a fully renovated Californian is on show in this superb elevated family home combined with its ideal location in the Wattle Park precinct. The stylish interior has been thoughtfully renovated to meet today's busy family lifestyle and delivers on all fronts. With a central polished timber hallway flanked by three front bedrooms, main with WIR and a pristine ensuite with separate WC plus a family bathroom. Through to an expansive full-width family living and dining room incorporating a stylishly appointed kitchen equipped with CaesarStone benches, prestige Miele double oven, Smeg stainless steel cooktop, F & P two-draw dishwasher, butler's pantry and adjacent laundry. Plus a powder room, study and second living/TV room or fourth bedroom. All flowing to a deck and a garden lined with hedges and ornamental trees giving privacy for alfresco dining and entertaining. Other features of the attractive family home include zoned ducted heating and refrigerated cooling, OFP (family room), Plantation shutters (bedrooms), ample storage and double carport with internal entry through a mud room. Land size: 700sqm approx.

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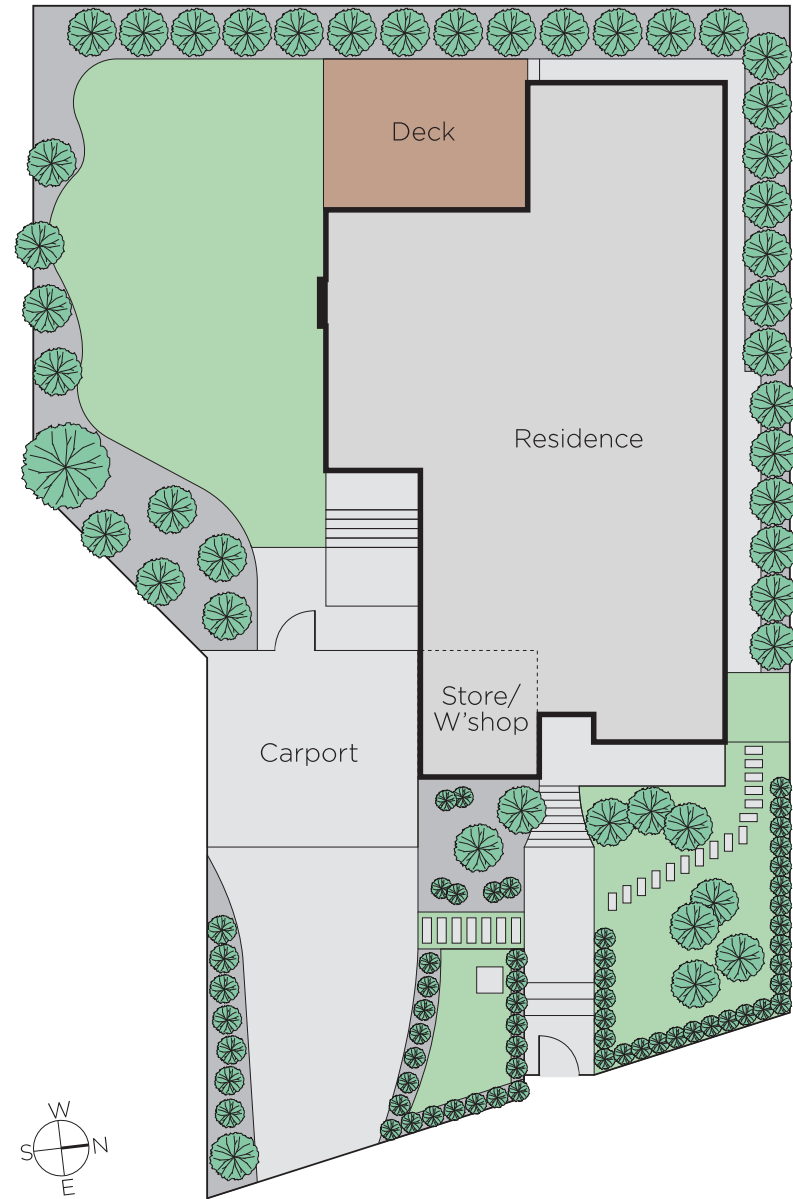
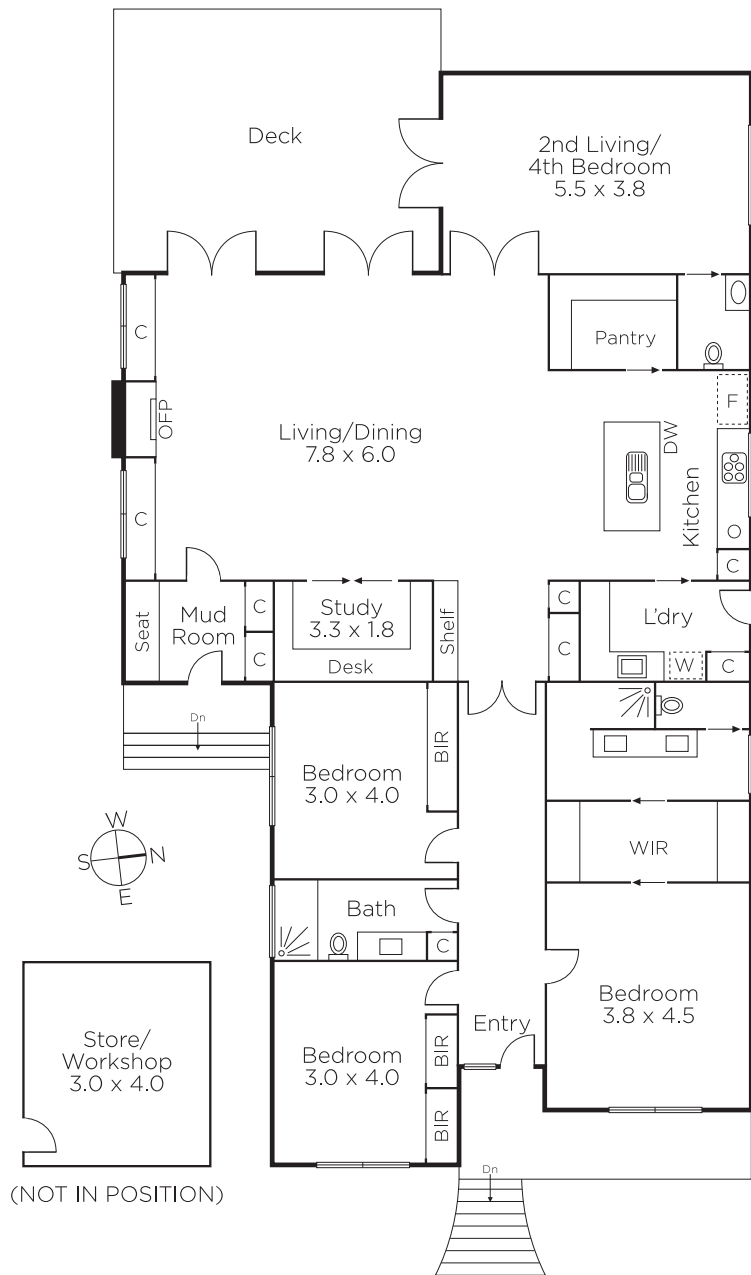
Auction Saturday 8th December at 12.30pm

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**Grayson Rayner**  
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**Stuart Evans**  
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