



  
MARSHALLWHITE

91 Guildford Road  
Surrey Hills





## Victorian Charm and Appeal

This captivating double-fronted, slate roofed Victorian family home has instant period appeal. Located in a lovely Surrey Hills road renowned for its period streetscape, moments from Surrey Hills Village, Maling Road, Canterbury Sports Ground, schools and transport options. A traditional layout showcasing detailed period attributes including high ceilings with ornate roses and cornices flows along a parquetry arched hallway to a contemporary north-facing rear extension catering perfectly for today's family lifestyles. With accommodation featuring a formal sitting room, four zoned bedrooms, main with ensuite, a fully-tiled family bathroom with separate WC, laundry and rear study or fifth bedroom. A generous family living and dining area is flooded with winter sunshine and incorporates a stylish kitchen equipped with CaesarStone bench-tops, island bench, Miele stove with double oven and a SMEG stainless steel dishwasher. All flowing to a deck and paved dining and entertaining area; gently shaded in summer by a magnificent Claret Ash tree and overlooking a deep leafy garden. Other features include ducted heating, marble & timber OFPs, garden storage plus a carport with tandem OSP. Land Size: 751sqm approx.

[91guildfordroad-surreyhills.com](http://91guildfordroad-surreyhills.com)

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Auction Saturday 21st October at 9.30am

Michael Wood 0425 280 191

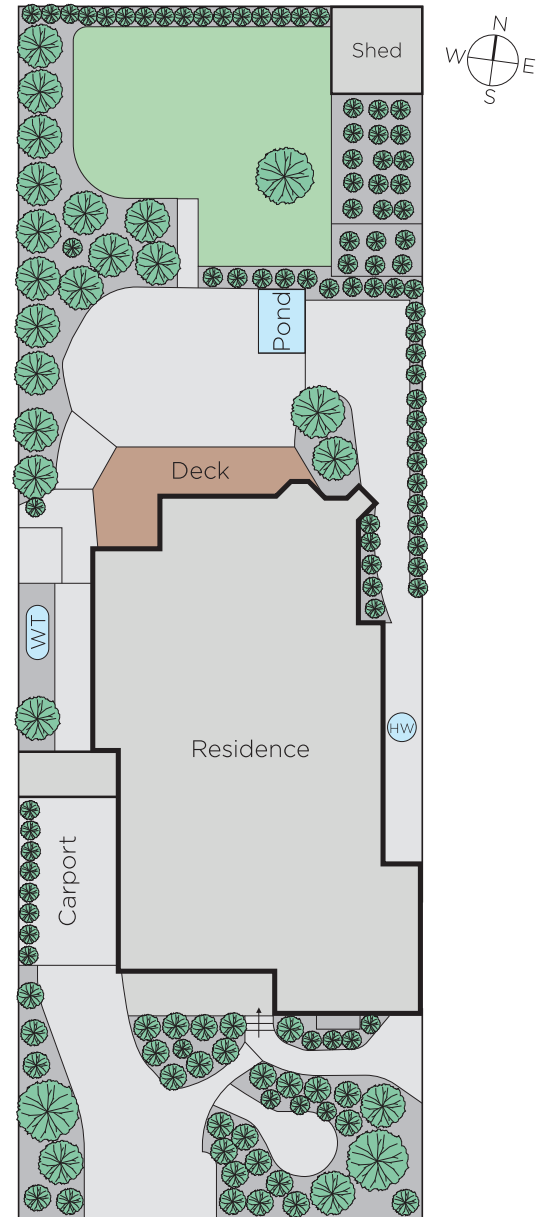
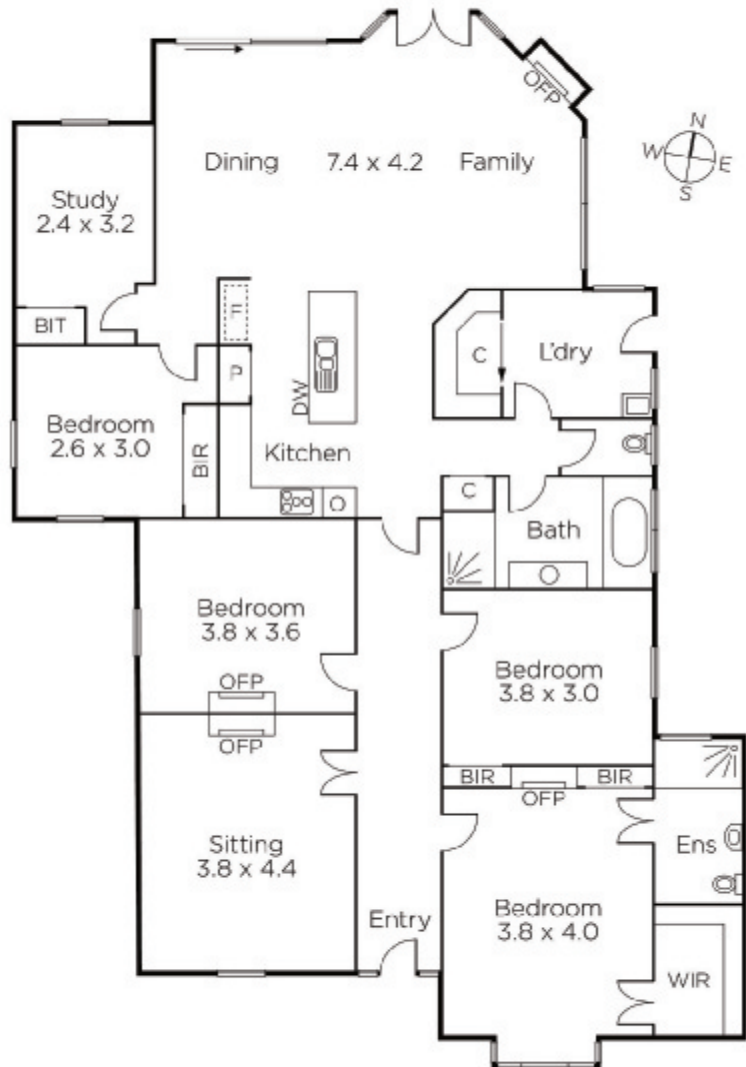
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