



## 11 Surrey Street Stanmore NSW 2048

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\$1250 per week

Date available: 9 August 2024

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### A family classic on a sunny double block

One of only a handful of homes in a quiet street, this single-storey Victorian home holds one of the best spots in the village just 250m to the station. The three-bedroom home is freestanding to the north side and opens to a lush garden haven that's perfect for entertaining with rear lane access to an oversized lock-up garage. Renovated interiors blend classic elegance with contemporary comfort. Enjoy a connected inner west lifestyle around the corner from the friendly village hub and its superb line-up of cafes, pubs and eateries.

- Polished hardwood floors, high ceilings, Daikin ducted air
- 3 bedrooms, large main with built-in robes and a fireplace
- Caesarstone island kitchen, Ilve gas cooker, Asko dishwasher
- Plentiful storage, dedicated dining area
- Sunlit living with media cabinetry and an in/outdoor flow
- Bi-fold doors to a herringbone-paved entertainer's terrace
- Sunny north-east facing courtyard garden, veggie patch
- Bright family bathroom with a bath, separate laundry
- Easy level 250m stroll to the station and Stanmore village

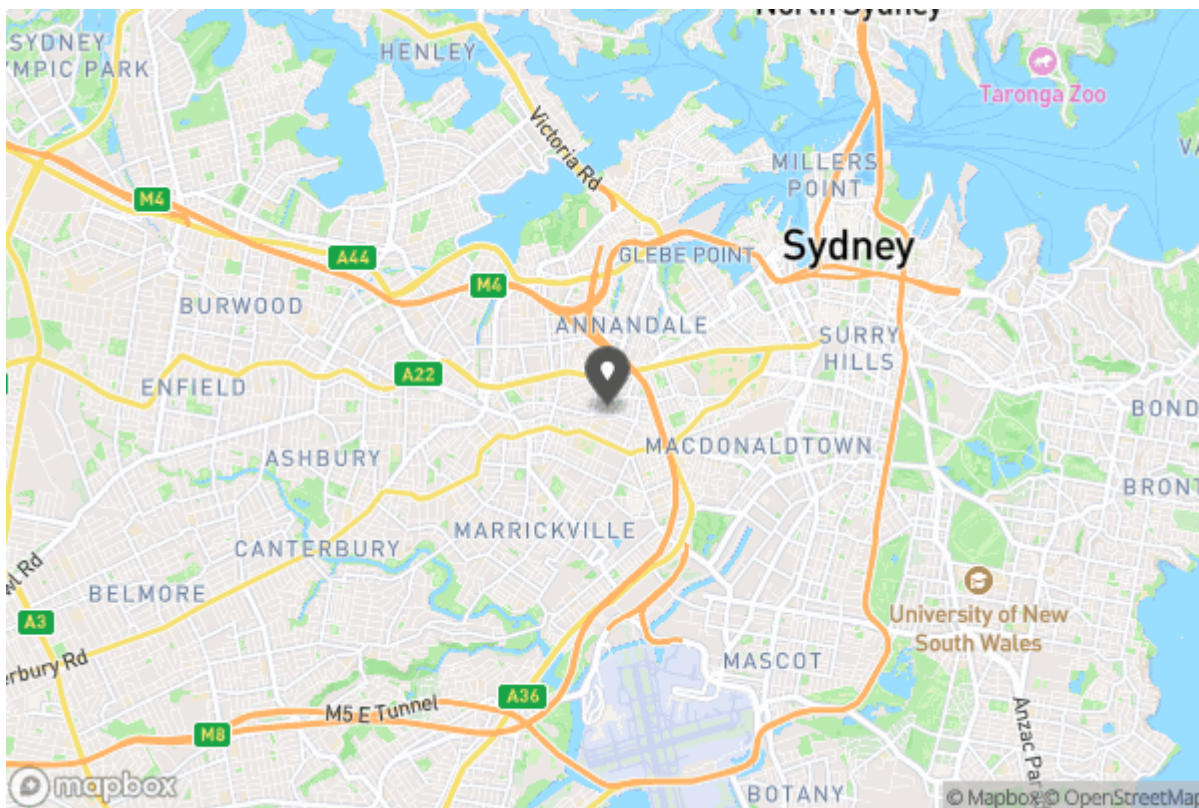


# Gallery





# Location Map





# Floor Plans

**CobdenHayson.**



**Size (approx)**

- Internal 139sqm
- Garage 23sqm
- External 126sqm
- Land Size 254sqm

**Outgoings**

- Water Rates \$250p/q
- Council Rates \$500p/q

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Agency Management Pty Ltd trading as Cobden & Hayson Annandale, make no warranties as to its accuracy and all interested parties must rely on their own enquiries.



Don't forget to confirm your inspection by SMS or email

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### Why Book with CobdenHayson Annandale

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-CHANNAN&uniqueID=100P40400>