

## SURREY HILLS - 45 FLORENCE ROAD

- Starting from: \$3,100,000
- Location: Surrey Hills, Melbourne, Australia
- Expected Completion: End 2024

### Project Basics

Type: Townhouse  
 Price Range: \$3,100,000 - \$3,100,000  
 Project Size: Contact us  
 Project Status: Off-the-plan

Discover two remarkable off-the-plan houses in the coveted Surrey Hills neighborhood.

Designed to impress, this exceptional property combines modern elegance with luxurious features, offering a truly elevated living experience. Personalize your dream home with the opportunity to customize finishes and select desired fixtures, ensuring a space that reflects your unique style and preferences.

Located in Surrey Hill, this house offers the perfect blend of tranquility and convenience. Enjoy the serene surroundings while being just moments away from amenities, schools, shopping districts, and transportation links.

Immerse yourself in the contemporary design and open layouts that maximize natural light and create an inviting ambiance. From sleek kitchens to lavish bathrooms, every detail has been carefully considered to provide a comfortable and stylish living environment.

Embrace sustainable living with energy-efficient features, reducing your carbon footprint while enjoying modern comforts and cost savings. Secure your dream home today by registering your interest.

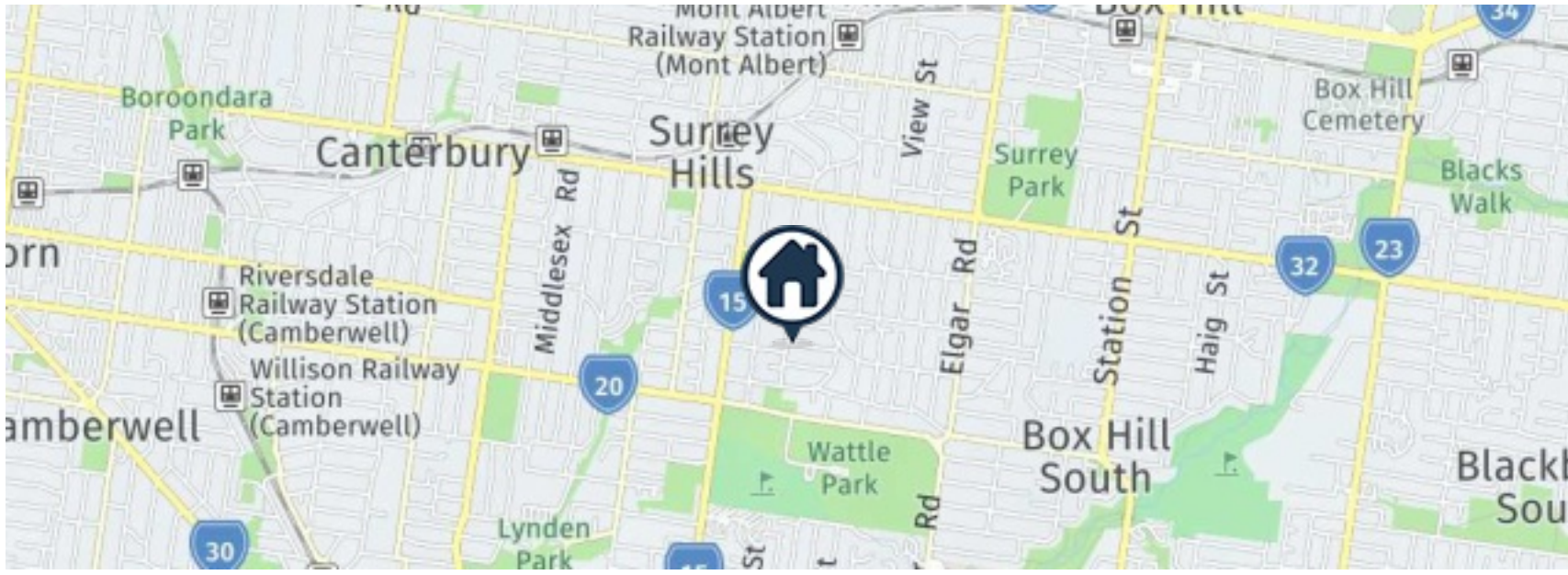
Don't miss this exclusive opportunity to own a remarkable off-plan house in Surrey Hill, where luxury and convenience meet. Contact our dedicated team or visit our website for more information. Experience the epitome of modern living in Surrey Hill's newest house development.

### Represented By



**Rahul Malik**  
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## SURREY HILLS - 45 FLORENCE ROAD



### Educations

Surrey Hills Primary School	0 KM
TOP 10%	ICSEA 1151
Camberwell High School	0 KM
TOP 23%	ICSEA 1119

### Transportations

Thistle St/Union Rd (Surrey Hills)	0.56 KM
Union Rd/Kent Rd (Surrey Hills)	0.59 KM
57-Glendale St/Riversdale Rd (Surrey Hills)	0.6 KM
Wattle Park/Riversdale Rd (Surrey Hills)	0.64 KM
Warrigal Rd/Riversdale Rd (Surrey Hills)	0.65 KM

### Amenties

Big Genies Pizza and Grills	0.47 KM
Surrey Hills Pizza Plus	0.47 KM
Old Kingdom	0.5 KM
Mr Kebab	0.54 KM
The Turkish Table	0.54 KM
Oaks Cafe	0.54 KM
Orange & Green	0.62 KM
The Zen Den	0.63 KM

### More Information



Scan QR code to access more renders, videos maps and to download project files.



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### Featured Units

**DWELLING 1**  
 SITE AREA | 439.5 m<sup>2</sup>  
 TOTAL INTERNAL AREA | 347.21 m<sup>2</sup>

FLOOR	INTERNAL	EXTERNAL
GROUND FLOOR	199.72 m <sup>2</sup>	239.78 m <sup>2</sup>
FIRST FLOOR	147.49 m <sup>2</sup>	

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**DWELLING 2**  
 SITE AREA | 407.4 m<sup>2</sup>  
 TOTAL INTERNAL AREA | 341.35 m<sup>2</sup>

FLOOR	INTERNAL	EXTERNAL
GROUND FLOOR	190.35 m <sup>2</sup>	217.05 m <sup>2</sup>
FIRST FLOOR	151 m <sup>2</sup>	

Renoco Homes  
Innovative Design & Build

Lot 15 Royal Lane 5 5 2

Price: \$3,100,000 Type: Townhouse

Total Size: 786.71sqm

Internal: 347.21sqm External: 439.5sqm

Lot 17 Royal Lane 4 4.5 2

Price: \$3,100,000 Type: Townhouse

Total Size: 748.75sqm

Internal: 341.35sqm External: 407.4sqm

