

**1/21 Glencairn Avenue, Camberwell, Vic 3124**

**HEAVYSIDE**

**Unit For Sale**

Tuesday, 23 January 2024

1/21 Glencairn Avenue, Camberwell, Vic 3124

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Contact Agent

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY>

Nestled at the front of a quiet, family friendly development of only three discover a secluded garden villa providing an enviable union of luxury, low maintenance living only a stroll away from shops, schools, parkland and public transport. Enhanced by a sweeping bay window outlook and sleek timber floorboards flowing freely underfoot, the warmly welcoming and open plan living and dining domain provides the ultimate space to wine & dine family and friends. Gourmets will relish the central kitchen complete with sweeping stone countertops, Miele appliances and a convenient pass through allowing for easy casual and formal dining. Parents will relish the master suite embraced by panoramic bay window views and accommodated by a chic double vanity en-suite. Two further bedrooms assure ample accommodation, one of which shares en-suite style access to the sizable, main bathroom. Encircled by lush, low lying gardens, your very own private north/east facing yard comes complete with paved entertaining, secure gated access and grassed areas providing plenty of space for all occasions. THE FEATURES

- Desirable three-bedroom, two-bathroom residence with auto garage
- Turn key single level residence in a block of only three
- On title low-maintenance backyard, with paved patio for entertaining or relaxing in the garden
- Air-conditioned living and dining with stunning bay window
- Premium stone kitchen with Miele appliances, glass splashbacks and convenient pass through to adjoining meals
- Main bedroom with feature curved bay window with garden views, built-in robe and dual vanity ensuite with shower and toilet
- Central bathroom shared with two further bedrooms
- Dedicated laundry
- Remote control garage & allocated off street parking
- Heating & cooling

THE LOCATION Located an easy stroll to Toorak Road shops and cafes, Leo's Fine Foods, numerous tram stops, Hartwell Station and Lynden Park. The home is enviably zoned to Hartwell Primary School and nearby Camberwell High School and offers easy access to nearby elite private schools & Deakin University. THE TERMS: 30 | 45 | 60 days Brought to you by Vendor Marketing – Melbourne's most qualified vendor advocates – [vendormarketing.com.au](http://vendormarketing.com.au)