

**100 Rowell Avenue, Camberwell, Vic 3124**



**Sold House**

Friday, 29 September 2023

100 Rowell Avenue, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



James Tostevin  
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## Contact agent

Introduced by hedge-lined terraced gardens and mature trees this Georgian-style two storey family residence showcases contemporary elegance from its rendered façade through to a superbly presented and luxuriously appointed interior leaving an indelible impression. Enhanced by a highly sought-after location in the beautiful tree-lined Rowell Avenue near the Sunnyside Estate. Step inside and enjoy the inviting ambience with a central parquet hallway flanked by a formal sitting room, a study/music room flowing through to a full-width family domain with a northern picture window delivering sunshine and natural light to the spacious living and dining areas. Incorporating a superb French Provincial designed kitchen equipped with granite bench tops, island bench and prestige Smeg and Miele appliances and a large adjacent laundry with pantry storage plus a powder room. Opening through French doors to a lovely Wisteria-clad terrace and a private north-west facing garden lined with ornamental trees - a perfect oasis for outdoor relaxation or entertaining, complemented by a stunning water feature. Whilst upstairs has tree-top views and City skyline glimpses, a generous retreat, a family bathroom and powder room plus four double bedrooms, luxurious main with WIR and ensuite. Other features include a Feng Shui inspired interior, alarm, ducted heating, refrigerated cooling and vacuum, JetMaster FP (formal living), gas LFP (family room), surround sound, ample storage including attic, remote triple garage plus storage with secure internal access and rear entry from Short Street. This stunning home is brilliantly situated close to Burke Road plus Camberwell Junction, shopping, cafes, restaurants and Rivoli Cinema or the Tooronga Village Complex. With easy access to the CBD or Mornington Peninsular via CityLink; plus transport options to many of Melbourne's prestige schools, including the popular Camberwell Primary - all underpinning the family lifestyle benefits of its location.