

**12 Pine Avenue, Camberwell, VIC, 3124**

**Sold House**

Monday, 15 May 2023

12 Pine Avenue, Camberwell, VIC, 3124

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Charlie Tostevin



James Tostevin



Scarlett Hang

## **Affordable Sunnyside Estate Opportunity**

A delightful canopy of trees flows along Pine Avenue in front of this lovely brick family residence c1924 which graces a beautiful and private garden allotment of 916sqm approx. in the prestigious Sunnyside Estate. Highlighted by a distinctive period facade together with its original character and features including leadlight glass, decorative ceilings; successfully merging those period features with a contemporary renovation completed some years ago. Offering superb zoned family accommodation and delivering exceptional indoor/outdoor entertaining areas.

This beautiful home features an Art Deco-patterned Imperial Black and Melbourne Grey granite tiled entrance hall and wide engineered oak floors, formal sitting and dining rooms with bay windows and OFPs, five bedrooms, main with WIR and a dual access Carrara Marble ensuite, three zoned to the rear alongside a sparkling family bathroom with a spa bath through to a superbly proportioned, light-filled family domain with 3.6m high ceilings incorporating a stylishly appointed kitchen with Stone benchtops, prestige Miele appliances and a Liebherr integrated fridge/freezer, dining area and adjacent laundry and informal living room with full-height glass. All flowing to a wide alfresco deck with a covered dining area overlooking a private hedge-lined garden perfect for summer living and entertaining. Other attributes include security cameras and alarm, ducted heating, R/C air conditioners (main bedroom, study, and family room), cellar, ample internal storage, remote double garage with extra storage.

The home is further enhanced by its coveted location and proximity to Camberwell Junction, shops, cafes, restaurants and the Rivoli Cinema or the Tooronga Village Complex. With easy access to the CBD via CityLink plus Burke Road trams to many of Melbourne's prestige schools or a few minutes from the popular Camberwell Primary - all underpinning its family lifestyle benefits.

Land size: 916sqm approx.