

# 13 Allambee Avenue, Camberwell, Vic 3124



## House For Sale

Friday, 3 May 2024

13 Allambee Avenue, Camberwell, Vic 3124

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1134 m2

Type: House



James Tostevin  
0417003333



Daniel Bradd  
0411347511

## **Auction This Saturday at 11.30am**

This brick family home built in the late 1970s is situated on a wide and deep allotment spanning 1,134sqm approx. with a preferred northern rear aspect. Offering an exceptional opportunity to consider the compelling options available with its purchase. Either update the interior of the home and add a second dwelling at the rear or demolish the home for the construction of multiple townhouses; with capital appreciation prospects in an area undergoing renewal (STCA).The styling and interior of the current home is typical of its era featuring a tiled entrance hall, large picture windows, vaulted timber ceilings with beams through the expansive formal and informal family living and dining areas plus a study/fourth bedroom and newly renovated kitchen with quality appliances, computer station and adjacent laundry. Opening to a sun-drenched deck for indoor/outdoor dining and entertaining overlooking the north-facing garden and mature trees. Complemented by a recently renovated family bathroom and three bedrooms, all with built-in robes, the main also has a recently updated ensuite. Other features include a new R/C air conditioner (kitchen/living), under-floor heating throughout, new carpets and hot water system and lock-up double garage with rear access.This outstanding opportunity is underpinned by its sought-after Middle Camberwell location just minutes from popular Camberwell shopping options, including Camberwell Junction and the Hartwell Leo's Fine Foods Supermarket; within a short walk of Fordham's Milk Bar Café, Willison Park, Frog Hollow Reserve plus an excellent array of both public and private schools. With public transport options including short walk to the Riversdale Road trams or Willison Station - all enhancing its lifestyle appeal.