

**15-17 Waterloo Street, Camberwell, Vic 3124**

**KAY & BURTON**

**House For Sale**

Thursday, 29 February 2024

15-17 Waterloo Street, Camberwell, Vic 3124

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1780 m2**

**Type: House**



Walter Dodich  
0413262655



Ericka Wong  
0411472849

## Inspect by Appointment

Expansive double-block frontage on a magnificent overarching treelined avenue affords a grand introduction to one of its most illustrious estates, 'Albany' c1902. Evoking the fervour, flourish and refinement of the Federation era, this majestic family residence of 12 principal rooms proudly stands on a landmark Camberwell property of 1780 sqms approx. spanning two titles (rear ROW) with the home on one side overlooking the glorious garden grounds established across the other. Arched fretwork on a return veranda accentuates a timeless elevated façade revealing a glorious reception hallway lined with high decorative ceilings, ornate classical entablature and bright Baltic pine floorboards. Superbly maintained and enhanced with excellent large-family credentials, the extensive interior offers five spacious upstairs bedrooms, or four and lounge retreat or gym, complemented by a bathroom, powder room, storage and a series of balconies. The ground-floor layout with a previous open-planned extension is a seamless combination of lavish grandeur and light and airy family spaces linked to a huge garden-set entertainment and swimming pool sanctuary. The richly adorned hallway passes three further bedrooms and two bathrooms (main with clawfoot bath and cedar sauna) which are flanked by a sumptuous executive study (colossal mirror fireplace), opulent sitting room (wide marble fireplace) and a formal dining room. The scene of many large-scale celebrations, a vast family zone at the rear with distinctive living and dining areas incorporates an impressive kitchen with stainless-steel appliances before flowing to a sun-drenched alfresco terrace and a gazebo by a glistening solar-heated pool and a separate gas-heated spa. Also includes a big laundry, hydronic heating, split-system air-conditioning units, alarm system plus return driveway entrance and remote-control double garage with large loft. The original Bassett family plans to build for a son beside 'Albany' were not realised in the early-1900s, leaving a substantial adjoining site covered in greenery as an all-seasons' garden backdrop to savour and inspire. Today, this unrivalled and tightly-held estate presents a genuine once in a lifetime opportunity near prestigious private schools and the Camberwell Junction precinct's wonderful range of cafes, restaurants, shops, supermarkets, Rivoli cinema, trams, train station and parklands. It is also handy to both north-south and east-west transport corridors.