

# 18 Lodge Road, Camberwell, Vic 3124

shelter.

## Sold House

Friday, 11 August 2023

18 Lodge Road, Camberwell, Vic 3124

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



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**\$2,302,000**

Defined by a premier location, with no heritage overlay, this Californian Bungalow sits perched high with beautiful views and a north facing rear garden. Located within an estate surrounded by Anniversary Trail parklands, Hartwell Train Station and multiple transport lines. Offering substantial dual entry potential, it's clear from the outset that this fine property is primed for an exciting dream home update or future renovations (STCA). The weatherboard façade transitions to the original high decorative ceilings, cornices, and picture rails of the interior to provide the romance of yesteryear. Generously proportioned, the home opens to a wide entry, elegant formal lounge-room and separate dining-room boasting period features, well-appointed kitchen with timber cabinetry, updated gas cooker and plenty of cupboard space. Three spacious bedrooms, adequately serviced by a light-filled, central bathroom and walk-in shower. This home enjoys the benefits of a large, rear garden incorporating verandah and BBQ area, ideal for family entertaining, with rear lane access and ample car accommodation. Highlights also include original single garage, double garage, ducted heating throughout, laundry with external access, elevated allotment, fruit trees, window furnishings, storage and garden shed. In a prized precinct, guaranteeing easy relaxed family life in a wonderful location which is zoned for Hartwell and St Dominic's Primary School and Camberwell High Schools, just a short stroll to Lynden Park, Leo's Supermarket, and delicious coffee! The opportunity has finally arrived to discover the charms and powerful potential of this classic. Shelter Real Estate Agents Camberwell