

**18 Westbourne Grove, Camberwell, Vic 3124**



**Sold House**

Thursday, 9 November 2023

18 Westbourne Grove, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Emma Yu

0490827210



Kenneth Kong

0488773181

**\$2,026,000**

Elegantly grand and imposing, yet equally inviting and warm, this exquisite Edwardian inspired residence, boasting four bedrooms, seamlessly harmonizes its original character with a unique and versatile floorplan tailored to accommodate the needs of a large family. Nestled within a prestigious pocket of Camberwell, this solid brick family home exudes a sense of spaciousness while simultaneously hinting at a bright future. A captivating fusion of "home sweet home," shrewd investment potential, and extraordinary possibilities (subject to council approval), this character-rich dwelling features a generously proportioned formal lounge with a welcoming open fireplace, offering a charming introduction to the sunlit kitchen and dining area complete with modern cooking appliances. A separate dining room, aglow with ambience from another fireplace, frames a splendid bay window overlooking the front garden. Connected to this is a commodious study/bedroom with its own private entrance, an ideal space for a home office. Accommodation needs are met by three additional generously sized bedrooms, serviced by a spacious family bathroom. Meanwhile, the master bedroom is lavishly equipped with a renovated ensuite featuring a bathtub and a spacious walk-in wardrobe. Towards the rear, a separate laundry and a paved outdoor area await, perfect for entertaining and family gatherings. Ducted heating and split systems are installed for all-year comfort. Located in a family-friendly neighbourhood, mere steps from the prestigious Camberwell High School and within the Camberwell Primary zone, and in close proximity to Camberwell Junction, a selection of highly-regarded private schools, tram and train stations, and Middle Camberwell shops, this property forms the ideal foundation for a renovation and expansion project.