

**19 Lofty Avenue, Camberwell, Vic 3124**

**House For Sale**

Monday, 15 April 2024



19 Lofty Avenue, Camberwell, Vic 3124

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 561 m2**

**Type: House**



Mark Pezzin  
0398105000



Michael Wood  
0398105000

## Contact Agent

An Original quaint weatherboard residence situated on a substantial and elevated allotment spanning 561sqm approx. demonstrates significant scope for a development project with front and rear access (STCA). Classic in its street appeal occupying a first class position within a leafy locale, the property holds no single dwelling covenant or heritage overlay. Alternatively, great potential exists to embark on a full scale renovation to breathe new life into this charming abode, extend or build a brand new contemporary family home if desired, the options are endless. Currently, a versatile floorplan is introduced by a formal foyer, leading into a light filled living room with split system heating/cooling, formal dining room and bright central kitchen with storage area. There is also an additional sunroom, reminiscent of its era, and two generously sized bedrooms, serviced by a central bathroom. Includes garage and ample off street parking, with a remarkably expansive and multi-level north facing rear garden, a highly coveted feature within a tightly held neighbourhood. Enviably placed walking distance to Highfield Park, Lynden Park, Dish & Spoon Cafe for your morning coffee, Mimi's Restaurant, Riversdale Road and Toorak Road trams, supermarket's and shops, Hartwell station and a host of esteemed schools nearby such as Hartwell Primary School, St Dominic's Primary School, Canterbury Primary School, Siena College, Camberwell High School and Strathcona Girls' Grammar School. In conjunction with Tower Property Advisory