

**2/10 Ruyton Street, Camberwell, Vic 3124**



**Sold Unit**

Wednesday, 12 June 2024

2/10 Ruyton Street, Camberwell, Vic 3124

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Richardson



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## Contact agent

Peacefully positioned just steps from parkland and a short stroll to Toorak Road trams, this beautifully presented two-bedroom unit offers a low-maintenance lifestyle in a premiere locale. Resting in a boutique block of five, close to shopping, dining and cafés, simply move in to enjoy the tranquillity and many attractions of this leafy neighbourhood. Inside, the formal living and dining zone upon entry is bathed in natural light and features built-in cabinetry, study nook and stylish Jarrah timber flooring. Flowing through to the rear of the home, the sun-splashed kitchen and meals zone is bright and inviting, and has been renovated to perfection flaunting timber surfaces, tiled splashback, quality appliances and ample storage. Direct access to the private rear courtyard allows effortless enjoyment of the outdoors, with a covered alfresco, paved area and easy-to-manage gardens increasing the appeal. Both bedrooms include built-in robe storage, while the elegant bathroom features a huge shower, luxe corner spa bath, double vanity and separate toilet. Adding to the long list of impressive inclusions, hydronic heating in every room for winter warmth, air conditioning in living, single garage with laundry and internal access, plus a private gated walkway to the street. Exceptionally placed for convenience and connection, just a short walk to Toorak Road trams, Hartwell shops and Hartwell train station, within easy reach of premium shopping and dining at Camberwell Junction, and close to an array of local schools including Hartwell Primary, Sienna College, Strathcona, Camberwell High and PLC.

- Beautifully presented easy-care two-bedroom, one-bathroom unit
- Positioned in a boutique block of five just steps to parkland
- Light-filled living zone with Jarrah timber floorboards & built-in cabinetry
- Renovated kitchen boasting timber surfaces & quality appliances
- Two generous bedrooms, both feature built-in robe storage
- Luxe bathroom with shower, corner spa bath, vanity & separate toilet
- Private paved courtyard with covered alfresco & easy-care gardens
- Hydronic heating throughout & split system cooling in living for comfort
- Single garage with laundry facilities and convenient internal access

Terms: 10% deposit, balance 60 days