

2/13 Derby Street, Camberwell, Vic 3124

 **RE/MAX**

Unit For Sale

Monday, 15 April 2024

2/13 Derby Street, Camberwell, Vic 3124

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Stuart Evans
0402067710



Lexi Anastassiou
0431645548

\$1,500,000 - \$1,650,000

Peacefully nestled within the tree-lined tranquility of one of Camberwell's more sought-after streets, this timelessly elegant and remarkably private three bedroom villa merges family friendly single-level proportions with low maintenance living in the coveted dual zone for both Camberwell High School and Canterbury Girls Secondary College. Set to the rear of this block of only two, merely metres from Riversdale and East Camberwell Railway Stations and moments from Camberwell Junction, the home is perfect not only for families but also for discerning empty nesters looking to downsize in style. Intelligently crafted to create zones for living and for entertaining, the home reveals a vast lounge, a semi-attached dining room and a large Bosch-equipped kitchen / meals with stone benches and seamless connection to an alfresco patio. Set under a shade cloth, the patio is perfect for year-round enjoyment and proud entertaining. The main bedroom is impressively scaled with walk-in robes and its own ensuite, whilst the remaining bedrooms have each been appointed with built-in robe storage. Further highlights include a double lock-up garage, a central bathroom with separate wc, a laundry, ducted heating and split system air conditioning. Walk easily to a tremendous selection of cafes, restaurants, shops and even cinemas at Camberwell Junction, where multiple tram routes can take you in all directions, plus you have city-bound trains nearby, Riversdale Park around the corner and easy access to the refinement of Maling Road.