

20 Collings Street, Camberwell, Vic 3124

Sold House

Wednesday, 20 March 2024

20 Collings Street, Camberwell, Vic 3124

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 695 m2

Type: House



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\$2,452,000

A parkland pocket prized for its unbeatable convenience is certain to provide a fabulous family lifestyle in this delightful c.1937 home just a short stroll from Fordham Gardens. Offered for the first time in 37 years and only the third time since its construction, its beautifully preserved period combines with an architect's own extension in an immediately appealing four-bedroom, three-bathroom environment surrounded by leading schools, excellent transport links and renowned retail and dining precincts. Key Features:

- Extended c.1937 solid brick family home on 695sqm (approx.)
- Prized parkland pocket offering outstanding convenience
- Located within the Camberwell Secondary College Zone
- Architect's own extension full of abundant north-westerly light
- No Heritage Overlay
- Two light-filled living areas, large alfresco entertaining deck
- Four bedrooms including the main with WIR and ensuite
- Impressive, custom-designed contemporary kitchen
- Family bathroom plus powder room with third shower
- High 3m decorative ceilings, leadlight detail, polished timber floors
- Unique under stair (Harry Potter) cubby
- Ducted heating, ceiling fans, separate workshop, three-car OSP
- Immediate appeal with scope for the future, no heritage overlay
- Stroll to Fordham Gardens, trains, trams and local cafes
- Walk to popular Hartwell Primary, Leo's Fine Foods, Anniversary Trails
- Minutes to Camberwell High, leading private schools, Camberwell Junction

Tucked quietly away on a leafy tree-lined street, a captivating English style solid brick façade hides original proportions that retain their high decorative 3m ceilings, delicate leadlight windows and rich period character. At the rear, a series of extended spaces culminate in two light-filled living areas, a large entertaining deck and a deep, family-friendly rear garden with preferred northwest orientation. A wide entry hall links together four double bedrooms including two with BIRs, the main featuring a large WIR with twin storage and spacious contemporary ensuite. Beyond, expansive open plan living and dining areas are complemented by a multi-purpose mezzanine retreat ideal as a work-from-home domain or studio and a stylish, custom designed contemporary kitchen where quality is confirmed by stone benchtops, Neff/Asko appliances and cleverly designed drawer storage. Outside, an elevated alfresco deck stands ready to host any family event, overlooking the sun filled rear garden with separate workshop and garden shed. Impeccably cared for and presented throughout, further highlights include family bathroom, powder room with third shower, laundry, gas ducted heating, ceiling fans, polished hardwood floors, shade sails, gas connected BBQ, water heater with electric heat pump, under stair (Harry Potter) cubby/wine storage and three car OSP. Move straight in and enjoy, in time, take advantage of the no 'Heritage Overlay' to personalise the property further to meet the demands of your growing family in this premier position just an easy walk from highly regarded Hartwell Primary, trains, Camberwell/Toorak Road trams, local favourite Fordham Milk Bar, Hartwell Village cafes, Leo's Fine Foods and Anniversary Trails. Relish easy access to Camberwell High, leading private schools, Middle Camberwell shopping and Camberwell Junction.