

# 26 Sunnyside Avenue, Camberwell, Vic 3124

Garvey

## Sold House

Friday, 25 August 2023

26 Sunnyside Avenue, Camberwell, Vic 3124

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 3**

**Area: 836 m2**

**Type: House**



Adam Garvey  
0398301322

## Contact agent

An unrivalled offering of exceptional quality, flawless craftsmanship and uncompromising luxury, introducing Bonheur et Prospérité au Soleil positioned in Camberwell's coveted Sunnyside Estate. With incredible attention to detail on display at every turn, this bespoke classical French Provincial style residence, draws on three generations of craftsmanship constructed by prestige boutique builder – Oliva Homes - provides unparalleled family living across two outstanding levels. A breath-taking showcase of detailed sophistication and grandeur, from the unforgettable first impression, to the extraordinary calibre of the finishes and workmanship throughout. Upon entry you are greeted by dramatic travertine reception foyer featuring a soaring void with helical staircase crowned by a spectacular chandelier illuminated elliptical handcrafted leadlight cupola. A home office with bespoke joinery and an elegant formal lounge and dining room with French mural & custom Louis Grand Marble mantel are highlights on the ground floor along with a professionally fitted home theatre and an incomparable informal living and family room. The home's piece de resistance is its custom Farmers designed kitchen which is an Epicurean setting that will impress even the greatest of chefs. Here, lavish expanses of custom-edged granite, a premium 7-burner Falcon oven, Ribchester ceramic sink and while the adjoining full butler's kitchen features polished marble surfaces and a full suite of Miele appliances. The living extends seamlessly outside to an enviable alfresco pavilion with custom cabinetry, Ziegler & Brown 8-burner barbecue, wok burner, bar fridge and granite benchtops. All overlooking the sparkling Spanish mosaic tiled fully-automated pool with granite tiled landscaped surrounds. With five luxuriously ensuited bedrooms across both levels - including the decadent master suite with glorious his & hers dressing rooms and extravagant ensuite bathroom featuring Victoria and Albert bath, gilded mirrors and hand painted cabinetry - this is a home that exceeds all expectations. A sophisticated living room and retreat on the upper level provide even more invaluable living space, while among the many notable inclusions are imported chandeliers, a custom American oak front door, bespoke architectural mouldings and Australian-made hand forged wrought iron (front fence/gate and staircase balustrade). There are also countless practicalities including in floor hydronic heating, zoned heating/cooling with individual room control, back to base alarm, surveillance system & cameras, smart cabling & three-phase power - the home also boasts a 6-star energy rating. Close to some of Melbourne's finest schools - including Camberwell Grammar, Carey Grammar, Scotch College, St Kevin's and PLC - this prestigious, tree-lined locale is within walking distance of Camberwell Junction, tram services, Camberwell Station and enjoys easy access to freeways, parks, local primary schools & so much more.