

**3 Butler Street, Camberwell, Vic 3124**

**HEAVYSIDE**

**Sold House**

Saturday, 3 February 2024

3 Butler Street, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 604 m2**

**Type: House**



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## Contact agent

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Exceptionally placed just a short stroll from Camberwell Junction, this beautifully presented four-bedroom residence presents an outstanding opportunity to secure a property with immense potential in a premiere location. Nestled on a 607 sq m approx. flat block, this character home features stunning period features throughout, and is primed to renovate to add value or potentially knockdown and rebuild your dream home (STCA) in this blue-ribbon neighbourhood. Inside, timeless timber floorboards, high skirting, ceiling roses, ornate fireplaces and soaring ceilings create instant appeal. Extending past the four generous bedrooms and spacious family bathroom, the central hallway leads through to the expansive living and dining zone, with the chic timber kitchen highlighted by sweeping countertops, stainless steel appliances and breakfast bar. Further adding to the appeal is a laundry with separate toilet, large backyard with lush gardens and fruit trees, garage/shed, and ample off-street parking, all perfectly placed in a vibrant, lifestyle location close to sidewalk shopping and cafés, a multitude of dining options, and every lifestyle amenity.

**THE FEATURES**

- Charming period home over 100 years old comprising four bedrooms and one bathroom
- First time offered for sale since 1967 (57 years)
- Positioned on a 607 sq m (approx.) block just steps to Camberwell Junction
- Light-filled living, dining and kitchen domain with east and west facing windows
- Classic timber kitchen features breakfast bar & stainless-steel appliances
- Four generously sized bedrooms serviced by sparkling family bathroom
- Immense potential to renovate to add value or knockdown rebuild (STCA)
- Dedicated laundry with additional guest toilet & access to large rear yard
- Plenty of off-street parking securely set behind a gated entry
- Beautifully manicured north-facing gardens
- Split system heating and cooling in main living zone for year-round comfort

**THE LOCATION** Enjoying an unbeatable location just a stone's throw from Camberwell Junction, with a vast array of shopping and dining options to choose from, plus the Rivoli Cinema and Camberwell Market, as well as trams and trains nearby to easily take you into the city, and a wide selection of public and private schools within easy reach including Camberwell Primary School & Camberwell High School.

**THE TERMS:** 30|45|60 Days