

**3 Carramar Avenue, Camberwell, Vic 3124**

**HEAVYSIDE**

**Sold House**

Saturday, 19 August 2023

3 Carramar Avenue, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 890 m2**

**Type: House**



Tim Heavyside  
0394703390

**\$3,160,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> An enchanting oak tree streetscape is a welcoming introduction to this exceptional 890 sqm approx. allotment, perfectly positioned in a sought-after corner of Camberwell. Situated just steps away from the Anniversary Trail, parkland at Frog Hollow Reserve, Willison Park Tennis Club and with shopping and the sidewalk cafés of Middle Camberwell a short stroll away, this premiere location offers a lifestyle dream to discerning families. With NO HERITAGE OVERLAY, this property is embraced by a substantial garden block. The existing 4-bedroom, 2-bathroom residence presents a range of exciting possibilities. Bring your flair for renovating and extending to create a stylish home with period charm, or build an opulent new forever home (STCA), the choice is yours. The current floorplan boasts a formal living room with fireplace, formal dining domain with gas heater, spacious open plan family and meals zone with adjoining kitchen, and four bedrooms flaunting built-in robes. Enhanced by a grand façade and elevated street position, detailed ceiling roses and cornices throughout, a coveted north-facing rear aspect, and large block with wide street frontage of 18.3 metres, this is a simply rare opportunity to secure your future in this prized locale.

**THE FEATURES**

- Four-bedroom, two-bathroom period home ready to reward your imagination
- Generous 890 sqm (approx.) block ideally placed to build your dream home (STCA)
- Existing home boasts three spacious living domains, primed to renovate/extend
- Large, double lock up garage
- Expansive rear yard with lawn, gardens and coveted north facing patio
- Ducted heating, fireplace, gas wall heater and air conditioning
- Located on a leafy street just steps away from pristine trails & parkland
- Boutique shopping, cafés and premium dining options all within easy reach
- Trams, trains and an abundance of elite schools nearby

**THE LOCATION** Offering an unbeatable location only a stone's throw from parks and Middle Camberwell Shopping Centre, with trams and trains close by for a stress-free commute. Zoned for Canterbury Primary School and Camberwell High School, this location also offers a plethora of education options including St Dominics Primary, Strathcona, Camberwell Girls Grammar, Siena College, Presbyterian Ladies College and Deakin University. Everything you need is here in abundance.

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