

# 3 Royal Crescent, Camberwell, Vic 3124



## House For Sale

Wednesday, 29 May 2024

3 Royal Crescent, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 577 m2**

**Type: House**



Karen Chung  
0398051111



Caroline Hammill  
0398051111

**\$2,800,000 - \$2,900,000**

In the celebrated Prospect Hill Road precinct, tucked away in this exclusive crescent, this beautiful 4 bedroom 2 bathroom Victorian villa is being offered for the first time in over 70 years, taking pride of place in this period streetscape. This slate roofed classic has distinguished proportions enhanced with 12ft approx. ceilings showcasing its tessellated tiled laced verandah, deep decorative cornices and ceiling roses, sash windows, original fireplaces, arched hallway and high skirting boards. Majestic from the onset, this traditional jewel is in well maintained original order, featuring the central arched hallway, a grand sitting room with bay window, 3 superb bedrooms (cast iron fireplaces, main bedroom with robes and open fireplace), a combined living and dining room overlooking the relaxing sunroom, tasteful kitchen, a bright modern bathroom, huge laundry and a 4th bedroom with retro ensuite and walk in robe - ideal as a consulting room, in-law accommodation or au pair quarters with its own private entrance. The sun filled paved garden with Easterly aspect enjoys an established leafy canopy of greenery, wrapping around to a utility courtyard. An adjoining building is home to a sauna and could easily be converted to a studio or workshop. Be inspired by the Victorian character and renovate till your heart's content (STCA), complete with reverse cycle air conditioning, fitted joinery, new carpets, a carport on a long drive. In a quiet cul de sac, walk to Camberwell Junction's vibrant shopping precinct, and Camberwell station via the 'Railway Walk', trams, Read gardens, with elite schools including Camberwell High School, Canterbury Girls' Secondary College, Camberwell Grammar and Camberwell Girls' Grammar School all close by. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.