

**35 Sunnyside Avenue, Camberwell, Vic 3124**

 Real Estate

## House For Rent

Tuesday, 14 May 2024

35 Sunnyside Avenue, Camberwell, Vic 3124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathan Roberts

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**\$1,450 per week**

A beautiful canopy of trees flows along Sunnyside Avenue in front of this immaculately maintained Neo-Georgian style family residence surrounded by a glorious garden, providing a quiet and tranquil living environment. Enhanced by a sought-after lifestyle location in the tightly held, leafy environs of the Sunnyside Estate. Close to Burke Road, Camberwell Junction or the Tooronga Village Complex, with easy access to the CBD via CityLink plus transport to many of Melbourne's prestige schools and walking distance to the popular Camberwell Primary - all underpinning its family benefits. Originally constructed with meticulous attention to detail the presentation will satisfy the most fastidious buyers and its preferred northern rear aspect and garden delivers a home to be enjoyed for all seasons. A beautiful neutral toned interior features flexibility and zoned living spaces, entrance hall with circular staircase, formal sitting room with Heat 'n Glo FP, dining room, study, powder room plus a downstairs guest bedroom with WIR and ensuite and four upstairs bedrooms, main with WIR and sparkling ensuite/spa bath, a retreat/study area and a family bath/powder room. Complemented by a superb family domain incorporating a stylish granite & Euro stainless steel kitchen, dining and adjacent laundry plus a separate living room; all flowing to a terrace overlooking a paved outdoor dining area beside a gorgeous rose arbour. This exceptional family home also features an alarm, ducted vacuum, ducted heating downstairs and evaporative cooling upstairs, abundant storage, remote double garage with mud room & utility room. **\*\*To Inspect\*\*** Please refer to the listed inspection times. If no inspection time is available or you are not able to make the listed time/s please click "Get in Touch" to request an Inspection Time or Contact Agent and register your interest. **\*\*Please Note\*\*** Open for Inspection times and property availability is subject to change without notice. We highly recommend registering for an inspection you are going to attend to avoid disappointment for cancellations. If you are registered for an inspection, you will be notified by SMS if the inspection is canceled. **\*\*Caution\*\*** Marshall White has exclusive leasing rights to this property. We do not advertise on Gumtree, Facebook Marketplace or any other social media platforms. Please beware of scammers and apply only via the official advertising link using the Snug platform.