

38A St Johns Avenue, Camberwell, Vic 3124

 **RE/MAX**  **REALTY**

Sold House

Thursday, 22 February 2024

38A St Johns Avenue, Camberwell, Vic 3124

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Duane Wolowiec



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Contact agent

Peacefully tucked away in a coveted tree-lined street, just a few moments from Camberwell Junction, this surprisingly large and timelessly elegant, three bedroom plus study residence is enriched by seamless connections to three separate outdoor living areas that are perfect for lovers of a Tuscan-inspired alfresco life. Grandly proportioned for family living, the home is immaculately presented and easily maintained, in the zones for both Camberwell High School and Camberwell Primary, while offering super-easy access to the CBD and a selection of elite private schools. A well-conceived floorplan offers effortless functionality as it flows past a lounge room and formal dining with double door connection to one of the courtyards, before culminating in a vast open-plan rear. A double-sided gourmet kitchen with granite benches reveals Ilve and Bosch appliances as it overlooks a vast dining / living area where three sets of double doors extend the space outdoors to an impressive courtyard. Protected from the northern and western sun by a retractable awning, the courtyard promises year-round joy for the proudest of entertainers. Set upstairs with large walk-in robes and an ensuite, the main bedroom creates a welcome sense of retreat, whilst the remaining bedrooms share easy access to a family-sized spa bathroom. Additional highlights of this meticulously crafted home include a rear-accessed double garage, a front courtyard, a powder room and built-in robes, as well as hardwood flooring, plantation shutters, ducted heating, split system air conditioning and a security alarm. This is an unrivalled family pocket with so many excellent schooling options, multiple tram routes, parkland and easy access to a terrific café culture, fine dining, shopping and cinemas all at the Junction which is comfortably walkable.