

**43 Calembeena Avenue, Hughesdale, Vic 3166**

**woodards** 

**Sold House**

Friday, 11 August 2023

43 Calembeena Avenue, Hughesdale, Vic 3166

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 758 m2**

**Type: House**



George Dellaportas  
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## Contact agent

Being offered for the first time in 58 years and graced with wonderful extended space, thoughtful contemporary upgrades, and a prized Hughesdale address this charming family residence will further delight with stunning north facing gardens of approximately 758sqm. From arresting high ceilings with immaculate detail to charming picture rails, this residence has retained so much of its classic charm while seamlessly infusing modern delights. Generous formal lounge and dining rooms offer amazing space and open fireplaces, while the light filled and spacious family/ dining room is memorable. The flexible floorplan provides three bedrooms and versatile 4th Bedroom/study. The stylish kitchen delivers exceptional storage and Bosch/Miele appliances. The three bedrooms make the most of their space and are central to a stylish main bathroom and complemented by a second modern bathroom + Laundry. Heating/cooling, solar power, rainwater tanks. Ample off-street parking + carport. Walking distance to Hughesdale Primary School, Sacred Heart Girls College + Primary School, Oakleigh Station and the vibrant Oakleigh Café and shopping precinct. 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.