

44 Bowen Street, Camberwell, Vic 3124

KAY & BURTON

House For Sale

Tuesday, 11 June 2024

44 Bowen Street, Camberwell, Vic 3124

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 697 m2

Type: House



Scott Patterson
0417581074



Garrick Lim
0424439242

Auction Saturday 29 June at 11am

The enduring beauty of the Edwardian era and the perfect balance of position and potential define the unparalleled opportunity to plan for the future with this timeless four bedroom family residence. Parkland at both ends of the street and a classic period presence provide an impressive introduction to the elegant character of this comfortable single-level home where a large rear garden will further spark the imagination. Original leadlight windows, ornate timber fretwork and polished wooden floorboards create an inviting ambience as the layout unfolds beyond a wide entrance hallway revealing a spacious main bedroom including an ensuite plus three additional bedrooms. Central is a powder room and a family bathroom before a flexible study area, modernized granite kitchen with stainless-steel appliances and a family dining and living room opening to a private entertainment patio. Also offered is a full-size laundry, ducted heating, air-conditioning as well as a huge workshop, lock-up storage and ample off-street parking. This long-held timber home immediately accommodates a family's desires to enjoy now while considering the options to luxuriously enhance and expand or build a substantial new designer domain (STCA) on an enticing 697 sqm approx. allotment. Ideally situated in a highly sought-after family pocket, this handsome Edwardian presents outstanding prospects for lifestyle perfection close to the Camberwell Junction precinct's vibrant cafes, restaurants and shops, Rivoli cinemas, the Sunday Market, Tooronga Village, trams, train station, local parklands, Deakin University and primary and private schools including Camberwell Primary, Camberwell High School and easy access to Scotch, Ruyton, Xavier, Trinity and MLC. In conjunction with Vendor Advocacy Australia Pty.Ltd.