

44 Rowell Avenue, Camberwell, Vic 3124



House For Sale

Tuesday, 20 February 2024

44 Rowell Avenue, Camberwell, Vic 3124

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 693 m2

Type: House



Rino Presutto
0411065398



Suki Zhuang
0398599561

\$2,500,000 - \$2,700,000

Visualise your new luxury home showcased in arguably Camberwell's premier treed avenue (STCA). Newly built homes and restored period gems sit side-by-side in this family-focused and tranquil locale within easy reach of local amenities, and conveniently close to the CBD/Docklands and MCG. A superb opportunity to step up to the family future of your dreams. The existing home has been well-loved and immaculately maintained by one owner family since the 1960s. Three bedrooms, a spotless bathroom and timber kitchen with ample cabinetry are supplemented by a spacious and welcoming living room and separate dining area. At the rear, a terrace caters for alfresco living, plus a huge double garage, and family sized backyard with mature trees and vegetable garden. Live in comfort or rent out until ready to re-build (STCA). Zoned for Camberwell Primary School just minutes away, and with easy access to Auburn High School and numerous independent schools. City tram via The Sports and Entertainment Precinct, city trains on the Alamein and Belgrave lines and Monash Freeway service the area. A wide variety of shops and eateries are found at Toorak Rd and Camberwell Junction, with parks and sports facilities nearby.* Easy care tiled flooring* Split system air-conditioning* Ducted heating* Garden storage shed* Security window shutters. Alarm system* Double auto garage* Secure driveway parking Terms: 10% deposit, balance 60/90 days