

**6 Springfield Avenue, Camberwell, Vic 3124**

**House For Sale**

Tuesday, 6 February 2024



6 Springfield Avenue, Camberwell, Vic 3124

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



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## Contact Agent

In a pretty tree lined avenue just metres from Lynden Park, a seamless blend of period elegance and superbly renovated modern proportions ensures charming 1930's Abingdon offers an enviable family lifestyle near renowned schools and Middle Camberwell shopping. Introduced by an evocative arched verandah, original rooms retain their ornate decorative ceilings, exquisite leadlight detailing and rich period personality in an immaculate single level layout concluding with impressively finished open plan living areas, decked alfresco entertaining zones and a sunny family-friendly rear garden. Multiple living domains provide flexible family living and entertaining, including a sun-filled front living room with gas period fireplace, elegant adjoining dining, also with fireplace, and bright open plan family living/dining with its gas fireplace and stylish contemporary kitchen featuring stone benchtops, smeg cooker, large central island and walk in pantry. French doors unfold to a dedicated indoor/outdoor entertaining deck with auto café awning overlooking the secure rear garden with shed storage. Three bedrooms include a gracious main with walk in robe and ensuite and two with built in robes/storage served by a first-class family bathroom. Includes family laundry, excellent built in storage, hardwood timber floors and high ceilings throughout, exposed timber joinery, perfectly preserved period detail, carport, and additional off-street parking. A refined family home with an obvious commitment to quality just a short walk from Riversdale and Toorak Road trams, Hartwell train station, local cafes, Leo's Fine Foods, and Middle Camberwell shops, Strathcona, Siena College and sought after Hartwell Primary with other key private schools just minutes away. Zoned to Camberwell High and Canterbury Girls Secondary College.