

# 22 Hartwell Hill Rd, Camberwell, VIC, 3124



## House For Sale

Wednesday, 14 August 2024

22 Hartwell Hill Rd, Camberwell, VIC, 3124

**Bedrooms:** 5

**Bathrooms:** 4

**Parkings:** 4

**Type:** House

## **Palatial Family Luxury, Presented Near New**

An extravagantly large family masterpiece, presented near new and boldly committed to excellence, this palatial, double story residence presents five bedrooms, four ensembles and a home office in a peacefully position that is zoned for both Camberwell High School and Hartwell Primary School. Creating a grand and imposing street presence, this is a superbly appointed family domain within walking distance of the sleepy charms of Fordham Village, city-bound trains and the endless parkland of the Anniversary Trail.

Set under soaring ceilings with crystal chandeliers, the home is instantly impressive as it highlights a spacious lounge room with gas log fireplace and a vast open-plan kitchen / dining / living that is sure to be the envy of others. Organised around a vast, waterfall-edged island bench of stone, the kitchen features twin ovens, twin bar fridges, a large Butler's Kitchen and wonderful storage as it extends outdoors to a large deck that is suited to entertaining.

Climb a custom-built staircase with wrought iron railings to discover a world of luxury in which a vast living room spills outdoors to a sunny north-facing terrace. Meanwhile, the main bedroom is palatially proportioned with enough multipurpose space for a lounge suite as well as huge walk-in robes and a hotel-like luxury ensuite with a double basin vanity and a feature bathtub.

With the rare prize of both a front and rear double garage, as well as secure driveway parking another two vehicles, there is plenty of parking or potential to create a home gymnasium, whilst central and zoned heating and air conditioning ensure the home is always at a comfortable temperature. Added highlights include plantation shutters, volumes of storage including under the stairs, plus you have secure video entry, CCTV surveillance and much more.

Aside from the local café scene at Fordham Village, you can also walk to Hartwell Village for a broader selection of cafes and Leo's supermarket, plus you have Camberwell Junction just moments away, plenty of trams within walking distance in approximate 10 minutes and 5 minutes' walk to trains from Hartwell Railway Station.