

**3 Wilson Grove, Camberwell, VIC, 3124**

**House For Sale**

Tuesday, 19 November 2024

3 Wilson Grove, Camberwell, VIC, 3124

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Instant Art Deco Appeal with Exciting Future Prospects

Absolutely charming on a tightly held, tree-lined street, this c.1939 solid brick freestanding home creates an exciting opportunity for families looking to make their mark in this premium inner urban location close to leading schools, transport and fabulous lifestyle precincts. Unspoilt period proportions combine with lounge, separate dining, functional kitchen, bathroom, sunny rear garden and excellent parking, providing comfortable, move in ready accommodation whilst its 438sqm parcel ensures flexibility exists to renovate, add a second story or build a brand-new home as family needs evolve in the future.

### Key Features:

- ❑ Charming, unspoilt solid brick c.1939 home on 438sqm
- ❑ Retaining sought after period fixtures
- ❑ Move straight in, enjoy comfortable accommodation
- ❑ Ducted Vulcan gas heating
- ❑ Ducted Daikin air conditioning
- ❑ Explore options to renovate or rebuild in future
- ❑ Tightly held address near trams, trains, parks and schools
- ❑ Larger than expected proportions with two living areas
- ❑ Three bedrooms, central bathroom
- ❑ Functional eat-in kitchen, modern appliances, plentiful storage
- ❑ Original timber-lined entrance, OFPs, Art Deco ceilings
- ❑ Original hardwood floors
- ❑ Sunny easy to maintain garden surrounds
- ❑ Walk to Camberwell South and St Cecilia's Primary
- ❑ Minutes to leading private schools, Camberwell High
- ❑ Lockup garage with remote control

Impeccably presented in established gardens, a series of unusually generous rooms retain their definitive Art Deco ceilings, rich timber joinery, original hardwood floors and open fireplaces in light-filled single-level proportions that step out to the secure family-friendly rear garden. Beyond an impressive timber paneled entry, three bedrooms are accompanied by two spacious living areas, one with broad front garden views, the other adjoining the eat-in kitchen with updated appliances & dishwasher. At the rear, a skylit bathroom and laundry with storage ensure easy everyday functionality in conjunction with gas ducted heating, Daikin ducted air conditioning, RC garage and additional OSP. Enjoy local cafes and bars, Camberwell/Toorak Road trams, trains, parks and both Camberwell South and St Cecilia's Primary all within a short stroll and leading private schools, Camberwell High, childcare options, Camberwell Junction and Leo's Fine Foods within minutes. Move straight in and experience the lifestyle that has made Camberwell such a sought-after lifestyle destination for generations.