

**37 Hunter Road, Camberwell, VIC, 3124**

**KAY & BURTON**

**House For Sale**

Wednesday, 20 November 2024

37 Hunter Road, Camberwell, VIC, 3124

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Classic beauty with coveted potential in a parklands pocket, on 555sqm land approx**

Amidst the leafy elegance of Camberwell's treelined streets and endless parklands lies this English-style clinker brick residence that offered for the first time in 45-years presents a rare opportunity with north-facing rear garden on the corner of Moorhead Street. Art Deco elements create timeless character throughout a well-proportioned, single-level interior that while exceedingly comfortable delivers desirable potential for future success close to excellent shopping options and leading schools.

An attractive, elevated 1930s profile embraced by established garden provides a picturesque street presence evoking the charm and grace of a bygone era that extends inside to an inviting entrance hall where a flexible floorplan unfolds revealing exquisite ceiling panels, picture rails and polished timber detail. Revolving around a central kitchen with a large stainless-steel stove, the layout is functional and adaptable with two spacious bedrooms and a formal dining room that's a possible third bedroom.

An elegant living room with leadlight windows is complemented by a timber-panelled family room with a raked ceiling and new carpets at the rear where dual access reveals secluded garden surroundings north and west while there is also a centrally situated bathroom, a full-size laundry, a separate toilet, ducted heating plus roller door entry from Moorhead Street to a double carport.

A favourite among families who cherish its proximity to verdant parklands and nature trails, this sought-after location offers exceptional benefits from convenience to nearby schools and Deakin University to train stations, Riversdale Road trams, Middle Camberwell shopping and the Camberwell Junction precinct. Nestled on 555 sqm approx. with wide frontage, this classic property invites a luxurious transformation or the creation of a brand-new vision that's primed to deliver exceptional rewards.