

**17 Wingan Ave, Camberwell, VIC 3124**

**Sold - 14/10/2023**

House 3  1  1 



## A Fine Family Future In Prestige Pocket with No Heritage Ove

Commanding an elevated, set back position in one of Camberwell's most prized pockets, this Art Deco home's original charm, current day comfort and impressive 630sqm parcel inspire a range of compelling possibilities.

Behind its captivating brick façade, comfortable three bedroom accommodation provides an ideal move in or rent out solution whilst plans are completed for a fabulous family future just a short stroll from Highfield Park, leading schools and Riversdale Road trams.

Nestled in beautifully manicured gardens, a porch entry leads through light filled living and dining rooms with high detailed ceilings and ready to revive fireplaces to an immaculate central kitchen and rear retreat.

Three oversized bedrooms, one with BIRs, are complemented by a spotless bathroom, powder room (2nd WC) and functional laundry, the landscaped rear garden offers a sunny place to relax and entertain, or a secure spot to play. Includes ducted heating, split cooling, garage/storage and abundant off street parking.

Move straight in or when the time is right. The options are endless with no heritage overlay, build a brand-new luxury home or even a boutique development (STCA) that capitalises on its substantial parcel, beautifully broad 17m frontage and the potential for second story views as far as the CBD skyline.

For now, enjoy one of the East's most envied family lifestyles with leading schools such as St. Dominic's, Canterbury Primary, Sienna College and Strathcona within walking distance, Middle Camberwell shopping and dining around the corner and a host of other esteemed local and private schools within minutes. Zoned to Camberwell High and Canterbury Girls Secondary College.

Shelter Real Estate Agents Camberwell

**Open for Inspection**

By Appointment.

### Listed By

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