

**1/29 Bringa Ave, Camberwell, VIC 3124**

**Sold - \$1,860,000**

Villa 3 2 2



## Family Sized Single Level Home In Prestige Pocket

In one of Middle Camberwell's most prized family streets, this impressive single level home is sure to excite a range of buyers. With a commanding street frontage and private front and rear courtyards, the property will appeal to both families and downsizers alike. A short stroll to Middle Camberwell shops, cafes and transport, along with great proximity to many parks and leading schools, the property really ticks all the boxes.

The porched entry leads to the larger-than-average floor plan, which provides flexibility for both formal and informal living in the three distinct living zones, whilst further comprising three large double bedrooms, two bathrooms and a remote double garage.

The high ceilings and expansive windows throughout further enhance the natural light and sense of space the home provides. The garden outlook from every room will have you believing you're in a world of your own.

The main bedroom, featuring a modern ensuite bathroom, WIR and private deck also has a ceiling fan and motorised sunblind to create its own private domain. The further two large bedrooms have generous BIRs and leafy outlooks. The oversized central bathroom features a large corner bath and separate shower and offers great potential to modernise and reconfigure into two separate bathrooms in the future.

Further features include laundry with additional storage, ducted heating and air conditioning, ceiling fans, new carpet, secure front and rear courtyards, remote controlled double garage with rear courtyard access.

Walk to Middle Camberwell shops, cafes and supermarkets, Frog Hollow Reserve, its glorious surrounding parkland and Anniversary Trails, Riversdale Road trams, trains and leading schools including Strathcona, Siena College, Canterbury and St Dominic's Primary Schools, and Camberwell High with minutes to Camberwell Junction, Canterbury Girls Secondary College, and other private schools. A fabulous opportunity indeed!

Shelter Real Estate Agents Camberwell

### Open for Inspection

By Appointment.

### Listed By

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