






## 1 Laxdale Road Camberwell VIC

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Located in one of Camberwell's most quiet avenues whilst surrounded by quality homes, this attractive period style single level residence boasts a rare and supremely wide 18.9m frontage plus a most favourable north facing rear.

The alluring facade and charming front verandah create an engaging entrance which continues through hallway and formal living and dining rooms which showcase character features such as Baltic pine flooring, leadlight windows, bay window and fire place.

Open plan living and family room is adjoined by functional kitchen which are all north facing to receive an abundance of year-round natural sunlight.

The master bedroom overlooks the front yard and verandah and is further enhanced by built in robes and is accompanied by two further double bedrooms, two bathrooms and separate laundry.

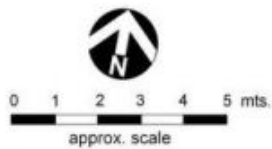
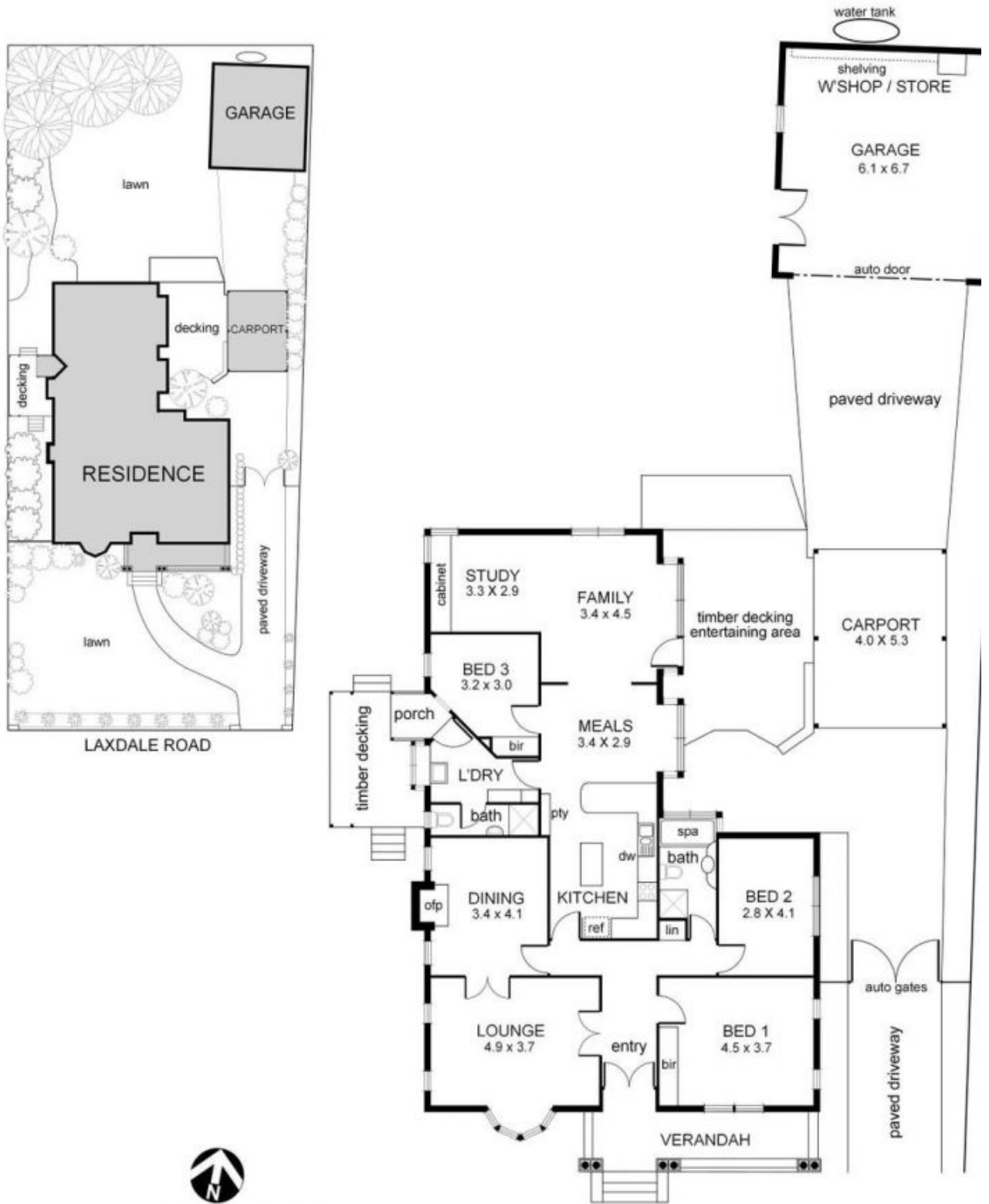
**Land Size** : 896 sqm

**View** : <https://www.frederickproperty.com.au/lease/vic/east/camberwell/residential/house/6470238>



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NB: All possible care is taken with measurements however it should be assumed that they are approximate and are not definitive, and no liability will be accepted for any misinformation.

This plan is a guide only, not a detailed specification

Particulars herein are for information only and do not constitute representation by the Owner or Agent