



MARSHALLWHITE

9 Royal Crescent
Camberwell





Classic Edwardian in Dress Circle Location

This gracious tuck-pointed brick Edwardian family residence is set on a generous garden allotment with a wide curved frontage in a secluded dress circle cul-de-sac location, moments from Camberwell Junction. A truly beautiful home showcasing period detailing including coloured leadlight windows, Baltic Pine flooring and timber fretwork preserving its heritage character; which has been enhanced by sympathetic internal renovations and tranquil garden vistas. The flexible interior features the ample proportions typical of its era with a double arched entrance hall opening to a formal dining room with OFP, sitting room with bay window, four bedrooms, two upstairs with a reading area, large family bathroom and northern tree-top views; plus two downstairs bedrooms, main with WIR and ensuite and a second with a study alcove and powder room. Complemented by an expansive family living/dining room with box bay window including a stylish kitchen overlooking the garden and paved entertaining area - perfect for outdoor dining and family games. Other features include ducted heating, OFP, air conditioners in the upstairs bedrooms and tandem OSP.

9royalcrescent-camberwell.com

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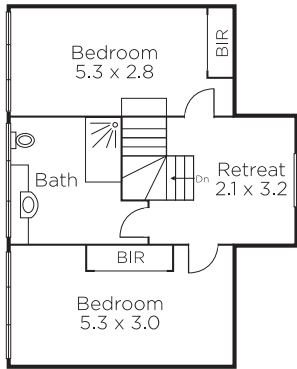
Auction Saturday 3rd March at 11.30am

Tori McGregor
0400 633 992

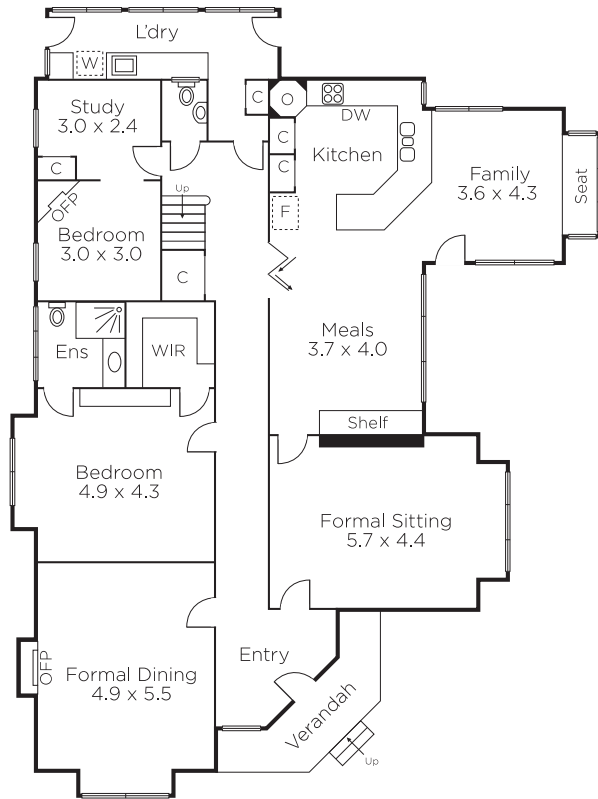
Andrew Gibbons
0407 577 007


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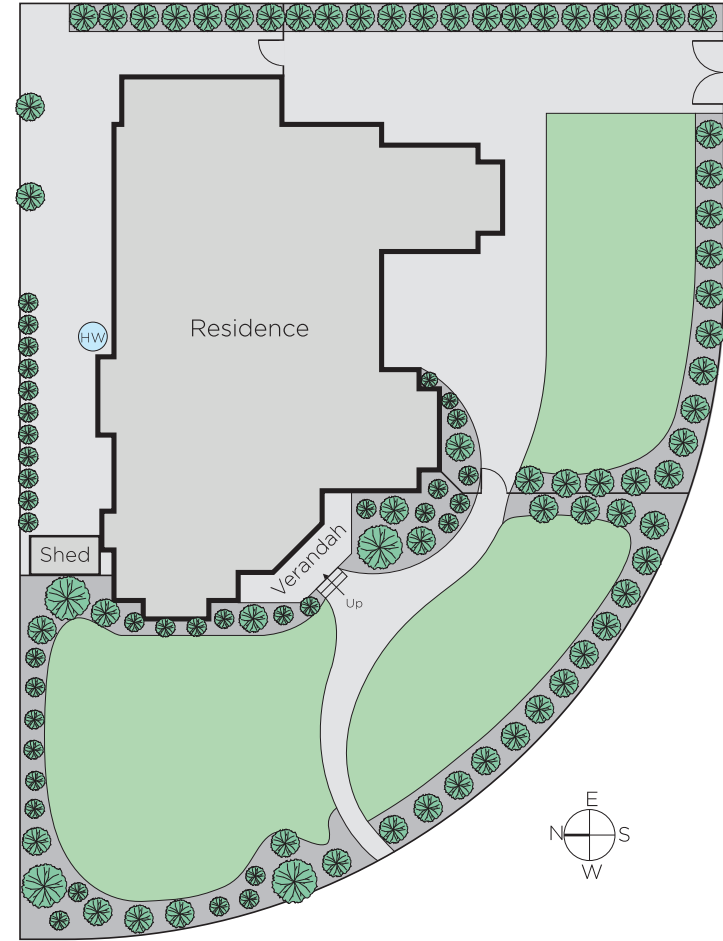
801 Glenferrie Road, Hawthorn



FIRST FLOOR



GROUND FLOOR



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