



### 18 Oxford Street Camberwell VIC 3124

#### FEATURES

- High ceiling at the entrance, living and dining areas
- Stunning kitchen with an inviting island connected to a butler's pantry both with gas cooktops and ample storage space
- 2 x Master bedrooms with walk-in robes and ensuites
- 3 other spacious bedrooms all with BIRs
- Central bathroom with shower and free standing bath tub plus a separate powder room
- Double glazed windows, solar panels, alarm system
- Ducted centralised reverse cycle air conditioning system with 4-5 zones
- Remote front gate and double garage
- Alfresco with ceiling fan and BBQ plus a rainwater tank in the backyard

#### LAND SIZE

- 472sqm (Approx.)

#### TOTAL INTERNAL AREA

- 330.70sqm (Approx.)

#### Ding Ding

Director

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#### PROXIMITY

- Zoned for Ashwood High School and Wattle Park Primary School
- Surrounded by a long list of elite schools including PLC, Camberwell Grammar School, Siena College and Deakin University
- Walking distance to Wattle Park Primary School, Wattle Park Golf Course, Lynden Park, buses and trams
- Close to Burwood Village, Hartwell Shopping Centre with Leo's Fine Food and Wine Supermarket, Asian Grocery, Hartwell and Burwood Train Stations

#### YEAR BUILT

- 2019

#### COUNCIL RATES

- \$3308.20/annum (Approx.)

#### WATER RATES

- \$764.04/annum (Approx.)

#### Victoria Kwok

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**WE OFFER MORE THAN JUST A HOUSE!**