



## Position, Proportions and Endless Future Potential!

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Enviably located within a coveted Camberwell location, surrounded by parks and easy access to city trams and train, this superbly located property is offered for the first time in 43 years, representing a true "blank canvas" opportunity with a multitude of viable options to reimagine the future through renovation, redevelopment or new home build (STCA).

Proudly occupying a 698m<sup>2</sup> (approx.) allotment, current accommodation includes two spacious bedrooms and a study/potential third bedroom, serviced by a main bathroom and separate living/dining domains. A galley style kitchen with integrated laundry adjoins a rear entranceway, opening onto a spacious backyard with enticingly deep proportions and enviable scope for extension into further accommodation.  
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