



Contemporary Styling in a Victorian Classic

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Set in a picturesque location, with public transport at your doorstep and just minutes from Camberwell's vibrant shopping and entertainment precinct, this superb Victorian classic seamlessly blends the beauty and charm of yesteryear with contemporary design, luxury and functionality. An exceptional renovation has spared no expense in retaining the charm of the high ceilings, ornate cornices, polished floorboards and ceiling roses of the period, while tastefully adding all the conveniences of modern living.

The grand front hallway flows past a fully fitted study and peaceful sitting room into an expansive open plan living area and gourmet kitchen complete with marble benchtops, European appliances and copious storage. Huge glass doors lead out to a stunning outdoor entertaining area with lush palms, a gas and solar heated pool and spa and Balinese inspired decor where you could be lulled into 17 Fermanagh Road



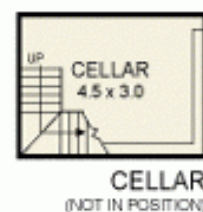
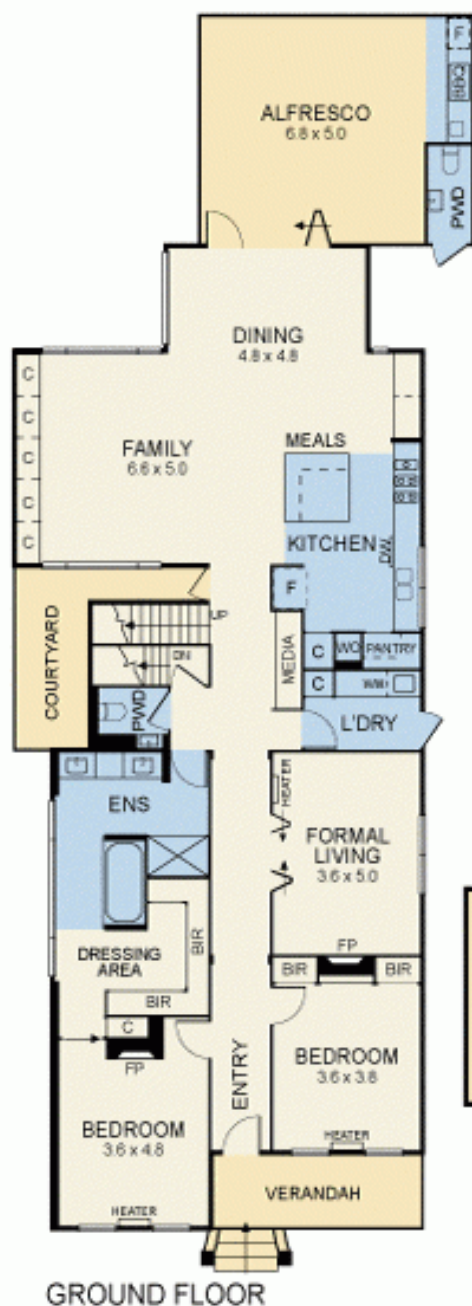
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A detailed site plan of the property. The plan shows a large central 'RESIDENCE' with a 'COURTYARD' to its left and a 'VERANDAH' at the bottom. To the left of the residence is a 'POOL' with an adjacent 'SPA'. To the right of the residence is an 'ALFRESCO' area and a 'POND'. At the top of the plan is a 'DOUBLE GARAGE' containing two cars, with a 'PAVED AREA' to its right. At the bottom is a 'DRIVEWAY' with two cars. The plan is bordered by a 'ROAD' at the top and a 'GATE' at the bottom. Landscaping with various trees and shrubs is indicated throughout the site.

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Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.