

**1/121 Balwyn Road, Balwyn, Vic 3103**



**Sold Unit**

Wednesday, 13 September 2023

1/121 Balwyn Road, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lisa Lord

0398105000

## Contact agent

Only one of two, this lovely single level front unit offers the ultimate lifestyle of comfort and convenience. Walking distance to the vibrant Balwyn shopping precinct including restaurants, supermarket, 109 tram, bus, Theatre and Library. Stylish throughout, all the modern comforts are revealed with ducted heating and vacuum, evaporative cooling, valet intercom and a single lock up garage. The floorplan comprises of 3 bedrooms (BIRs), welcoming lounge (OFP), neat bathroom (separate WC), large laundry and modern kitchen/meals bathed in northern sunlight and looking onto a private court yard. The front bedroom with its vista to the entrance garden behind a secluded brick wall offers flexibility for those seeking a work from home office. Schooling is just a stroll away to Balwyn Primary, Fintona and zoned for the coveted Balwyn High. With all amenities at your door step this bright sunny unit with its lifestyle appeal would suit first home buyers looking for an entrance into the real estate market, downsizers or the astute investor looking to capitalise on an excellent Balwyn investment.