

# 1 & 2/2B Threadneedle Street, Balwyn, Vic 3103

## House For Sale

Tuesday, 26 March 2024

1 & 2/2B Threadneedle Street, Balwyn, Vic 3103

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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## Contact Agent

Quietly situated in the sought-after suburb of Balwyn, the distinctive dual-unit residence presents a unique investment opportunity set against a backdrop of a lush, tree-lined street. This property not only promises the security and permanence of a bricks and mortar investment but also comes with a substantial land component, adding to its long-term value. Unit 2, on the first floor, exudes comfort and light, featuring two bedrooms that bask in the glow of the northern sun. This apartment extends into a living and dining area that spills out onto a balcony, offering expansive views and a seamless indoor-outdoor living experience. The open-plan kitchen is a testament to practical design, while the inclusion of a carport and extra parking space adds layers of convenience. Unit 1 is equally enticing with its ground-floor position, offering two spacious bedrooms, a modern bathroom, and an updated kitchen. The lounge and dining area present a sun-filled space for relaxation or entertaining, with outlooks onto the serene streetscape. A separate driveway leads to a double carport, complemented by a secure courtyard, ensuring privacy and ease for its residents. The location is a true highlight, with the home being moments away from Beckett Park, the 109 tram line, and a charming village shopping strip. The Balwyn Library, Mont Albert Park, and the Eastern Freeway are also within close proximity, providing everything needed for a convenient lifestyle. For investors, this property offers a tantalising proposition with terrific income potential. The availability of both units creates an attractive package for a self-managed super fund, offering a robust investment that leverages the area's high tenant demand. Furthermore, the significant land holding affords the possibility to craft a bespoke redevelopment into a luxurious new residence (STCA), offering a vision for future growth and prosperity. This Balwyn gem, with its combination of location, lifestyle, and investment appeal, is perfect for those looking to secure a place within a coveted community, ensuring a lucrative venture in one of Melbourne's most desirable suburbs.