

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

buxton

House For Sale

Saturday, 11 May 2024

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

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 283 m2

Type: House



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Expression of Interest | \$1,380,000-\$1,518,000

Expressions of Interest Closing Saturday 15th June at 11am (Unless Sold Prior) Discover the rare opportunity presented by this distinguished dual-unit residence, perfectly positioned in the tranquil, tree-lined suburb of Balwyn. With its appealing blend of lifestyle and investment potential, this property is a standout choice for discerning buyers. This dual units are selling as a whole. The flexibility to buy both units to live one and rent out one or rent out both for double rental income.

Unit 1: Ground-Level Ease and Elegance 2Bed1Bath2Car1Kitchen On the ground floor, Unit 1 offers ease of access paired with modern living comforts. It features two spacious bedrooms, a contemporary bathroom, and an updated kitchen that will delight home chefs with its functionality and style. The combined living and dining area, bathed in natural light, provides a serene setting for relaxation and entertainment, with views over the charming streetscape. Additional conveniences include a double carport and a secure, private courtyard.

Unit 2: First-Floor Sunlit Sanctuary 2Bed1Bath2Car1Kitchen Ascend to the first floor where Unit 2 welcomes with its bright and airy ambiance. Two bedrooms capture the northern sun, offering warmth and light year-round. The open-plan living and dining area extends seamlessly onto a balcony, perfect for enjoying expansive views and fostering an indoor-outdoor connection. Practical design elements continue in the well-appointed kitchen, and the addition of a carport plus extra parking space underscores the unit's appeal.

Strategic Location and Investment Potential Located moments from Beckett Park, the 109 tram line, and a local shopping village, the property promises a lifestyle of convenience and accessibility. Nearby Balwyn Library, Mont Albert Park, and the Eastern Freeway enhance the liveability of this locale. This dual-unit setup not only serves as a sound bricks-and-mortar investment but also offers potential for substantial income generation, particularly attractive for a self-managed super fund. The significant land size provides additional opportunity for bespoke redevelopment into a luxurious new residence (STCA), ideal for future growth and enhancement. This Balwyn gem combines location, lifestyle, and lucrative investment prospects, making it an ideal acquisition for those aiming to secure a foothold in one of Melbourne's most sought-after suburbs.