

# 1&2/389 Balwyn Road, Balwyn North, Vic 3104

**Nelson Alexander**

## Sold House

Thursday, 16 November 2023

1&2/389 Balwyn Road, Balwyn North, Vic 3104

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 776 m2**

**Type: House**



Nick Whyte  
0417131153



Yen Chou  
0398548888

**\$2,020,000**

Occupying a generous 776m<sup>2</sup> (approx.) corner allotment in the popular Balwyn High School zone, these two villa units on one title present an ideal opportunity to invest, develop or build. Unit One offers a three-bedroom layout and Unit Two a two-bedroom layout. These well-constructed units both face Gould Street amidst a leafy setting and provide a combined annual income of \$43,500. In each home, a spacious living domain hosts relaxation and dining, complemented by a neat kitchen with room for casual meals, and a private garden for alfresco entertaining. Alternatively, the unsubdivided site, which is Zoned Neighbourhood Residential 3 with no arduous overlay restrictions, is primed with options to build a contemporary residence, or to embark on a luxury townhouse development (subject to council approval). This sought-after and peaceful family locale is an easy stroll to Boroondara shopping strip's takeouts and cafes and the Koonung Creek trails, and minutes from Greythorn Central and Westfield Doncaster shopping centres, Boroondara Park Primary, city-bound trams, and the Eastern freeway.