

# 14 Stroma Avenue, Balwyn North, Vic 3104



## House For Sale

Saturday, 15 June 2024

14 Stroma Avenue, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 724 m2

Type: House



Spring Chen  
0431622995



Jeremy Desmier  
0409601613

**\$1,800,000 - \$1,980,000**

Well located in a tranquil pocket of Balwyn North, this neat 4 bedroom home represents an exciting entry into the prestigious Balwyn High School Zone. Boasting potential for future renovation, redevelopment as a new luxury home site (STCA), or as an astute rental investment opportunity. The flowing floorplan includes comfortable living and dining rooms and a generous family room plus the added bonus of a versatile rumpus room or WFH space on the lower level. An undercover terrace presents an inviting, all-weather area for alfresco living and entertaining. The main bedroom with ensuite sits at the front of the home, with the family bathroom and a separate shower room servicing the 3 further bedrooms. The light and bright kitchen features an island bench/breakfast bar, ample storage and terrace outlook. Walk to Boroondara Park Primary School, Leigh Park and playground and Boroondara village shops and eateries. The bus to Camberwell Station runs on Balwyn Road and connects with the 48 Docklands tram at the Doncaster Road terminus. An easy stroll accesses the Koonung Creek Reserve and walk/cycle trail.\* Established easy-care gardens\* Separate powder room\* Split system air-conditioning\* Google home technology\* Double auto garage\* Secure off-street driveway parking Terms: 10% deposit, balance 30/60 days