

15 Rookwood Street, Balwyn North, Vic 3104



Sold House

Monday, 14 August 2023

15 Rookwood Street, Balwyn North, Vic 3104

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 665 m2

Type: House



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\$2,506,000

Positioned within the highly desirable Balwyn High School zone, this home with north facing back yard offers a world of unlimited possibilities. This remarkable opportunity stretches over an impressive 665 square metres (approx.), presenting a promising canvas for those who can envision a magnificent family home or an impressive multi-unit project, subject to council approval. Buyers are afforded the flexibility to reside in the comfortable home as they plan future developments or contemplate options for long-term leasing. In addition, renovation enthusiasts could consider transforming the existing home into a contemporary family haven. Set within a leafy, tree-lined street, the home commands spectacular, far-reaching views to the north of the Macedon Ranges. The split-level design offers a versatile floor plan, including a welcoming lounge or optional bedroom with a cosy fireplace, a gas-heated dining room, and a spacious family room that opens onto a scenic balcony. The fully-equipped kitchen adjoins a casual meals area with a split-system air conditioner. A central bathroom, complete with spa bath and shower caters to the bedrooms - the main bedroom featuring built-in wardrobes and air conditioning, and the second bedroom with built-in robes flanking a handy desk. This lower-ground floor caters to a diverse range of uses with a library/ garden room and a workshop for the hobbyist. With separate access, this area could be perfectly suited for a home-based business. Additional amenities include a laundry, ducted heating, rear studio, ample storage, and off-street parking accommodating up to three vehicles. Located mere moments from Leigh Park and close to Boroondara Park Primary School, North Balwyn Shops, Greythorn Central Shopping Strip, shopping paradise Westfield Doncaster, buses and the Eastern Freeway, this rare gem combines location, potential, and lifestyle in a package too good to ignore. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=34623> Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.