

**15 Yeneda Street, Balwyn North, Vic 3104**

**KAY & BURTON**

**House For Sale**

Tuesday, 21 November 2023

15 Yeneda Street, Balwyn North, Vic 3104

**Bedrooms: 3**

**Bathrooms: 1**

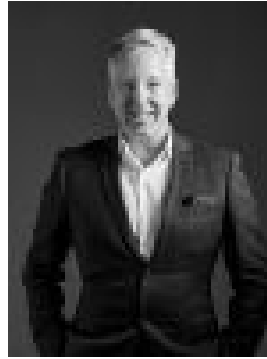
**Parkings: 5**

**Area: 929 m2**

**Type: House**



Adrian Wood  
0398201111



Mark Sproule  
0408090205

## **Auction Saturday 16 December at 12pm**

Occupying a vast parcel among a peaceful and prestigious streetscape, this charismatic post-war prize presents inspiring possibilities to refresh and reimagine, capitalise on thriving rents, or start anew with one or more luxury residences (STCA). Exuding timeless '50s style, an inviting façade reveals a lovingly maintained interior, with a trio of spacious bedrooms joined by substantial storage and a tidy central bathroom. Featuring an integrated meals zone, a storage-rich kitchen accompanies an expansive family area, while verdant outlooks and all-day rays enrich an airy sunroom at plan's rear. With vibrant gardens, a broad entertainer's setting, and abundant space for energetic kids, a wonderfully private backyard stretches to a distant northern boundary, while further highlights include easily accessible under-house storage, comprehensive heating, a full-size laundry, separate second WC, secure double carport, and long side driveway with room for several added vehicles. A near-quarter-acre rarity steps from numerous parks and the thriving Balwyn East Village, it's near Westfield Doncaster and Box Hill-bound trams and buses, the Eastern Freeway, Greythorn and Balwyn Shopping Centres, Boroondara's revered independent colleges, and high-performing Greythorn Primary and Koonung Secondary (zoned)