

**17 Kalimna Street, Balwyn, Vic 3103**

**Sold House**

Monday, 4 September 2023



17 Kalimna Street, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 671 m2**

**Type: House**



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## Contact agent

Rarely does a property offer such a wide range of possibilities as this superb Californian Bungalow. First time on the market for 26 years, perfectly positioned on a premium 671sqm approx, in a coveted family friendly pocket in the Balwyn High School zone. A charming facade, warm and welcoming over a wonderfully proportioned single level, the spacious layout of this attractive residence includes three bedrooms, elegant lounge, light filled open plan kitchen, family and dining domain extending out to an expansive deck and large garden area perfect for entertaining or sporting game. A fabulous separate studio/bedroom/home office will appeal to many. Inspiring period features throughout, laundry, timber floors, bifold doors to a private deck overlooking a well-manicured garden. So many excellent options for buyers, move in and enjoy the family home, stunning renovation/extension, build a brand-new luxury residence or take advantage of the north western rear and develop contemporary townhouses (subject to council approval), the advantages are boundless. Appealing to an exceptional opportunity with significant prospects, the prime location surrounded by excellent school's moments to Balwyn shopping, restaurants, cafes, cinema, library, trams and parks delivers an impressive lifestyle.