

18 Cremorne Street, Balwyn, Vic 3103



House For Sale

Monday, 18 March 2024

18 Cremorne Street, Balwyn, Vic 3103

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Chris Savvides
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Thi Nguyen
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\$2,300,000 - \$2,500,000

Create the home of your dreams on the irresistible and leafy Cremorne Street. Lovingly held for decades, this Californian bungalow with original lead lighting, coffered ceilings and ornate glazed doors, presents numerous appealing opportunities. Located within walking distance to the highly sought after Balwyn High School and only metres to top-tier private education, gourmet cafes and shopping precincts. Renovate the original character design with further potential to extend, or completely start over and design a luxurious French provincial or more contemporary style residence (STCA). The current lovingly well maintained home includes three bedrooms and a central bathroom plus a separate laundry and shower combined. A neat formal lounge is complemented by kitchen dining, fitted with timber cabinetry and updated stainless steel gas cooktop and oven appliances. Extending to a covered outdoor entertaining area and a generous size backyard with single garage plus adjoining workshop/storage room. Extra features: high ceilings, gas ducted heating and a split system. Very few opportunities remain in this neighbourhood to truly create the home of your dreams. Just an effortless stroll to Balwyn shops, restaurants, Balwyn Park - sports and playground facilities, and Balwyn Cinema. School proximity is exceptional, merely footsteps to Balwyn Primary and Fintona Girls' School and an easy walk to Balwyn High School. Genazzano, Camberwell Grammar, Carey Baptist Grammar, MLC and Xavier are all closely placed in the golden mile of education. Close distance to Maranoa Gardens, Beckett Park and Boroondara Sports Complex. Minutes to the 109 Tram providing easy access to the City and Box Hill Central.