

**19 Chelmsford Street, Balwyn North, Vic 3104**



**House For Sale**

Friday, 19 April 2024

19 Chelmsford Street, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



Isabella Kou  
0412206082



Spiro Drossos  
0425709479

**\$2.95m - \$3.2m**

Often sought, rarely found. Outstanding Investment & Development Opportunity. Premium elevated, rectangular, north facing 1011sqm allotment enjoying an impressive 20m frontage, on the high side of the road with ranges views, in the coveted Balwyn High School zone. Claim this exceptional original property in Balwyn North's most prestigious street, a wise investment for future growth. An exciting range of possibilities for this grand architect designed solid double brick, double storey, 4 bedroom family home, built to last, comfortable as is, great bones, ideal for renovation, could easily modernise to add immediate value. Alternatively, you may choose to save on stamp duty & enjoy rental income, while finalising plans to build your own luxurious Georgian/French Provincial mansion, or modern architectural masterpiece. Proudly maintained by owner occupier for the past 37 years, opportunities like this are few & far between, an incomparable chance to ensure your family's future success. Functional kitchen open to bright meals area & spacious family room overlooking huge private low maintenance back garden, formal dining room plus large living room/lounge with high ceilings overlooking established front garden, generous downstairs fourth bedroom (or home office) & immaculate original bathroom, two more bedrooms upstairs with built-in-robos, family bathroom, and an enormous master suite with study, plus double garage & garden shed. Your return on investment is assured, the value of a Chelmsford Street address is only ever increasing. It's impossible to overcapitalise in this exclusive location surrounded by extraordinary multi-million-dollar mansions. Seize this rare gem while you can, for wealth creation & assured prosperity.

- Walk to city-bound tram & bus
- Walk to Balwyn High School (one of the top five public schools in Victoria)
- Walk to Balwyn North Primary, Greythorn Primary & Boroondara Park Primary School (all high ranking in Victoria, 96+ points)
- Quick drive to Fintona & Camberwell Grammar (top private schools)
- Tram or bus to many more elite private schools; MLC, Scotch College, Carey Grammar, Xavier College, Trinity Grammar
- Walk to Greythorn Maternal & Child Health Centre, local supermarket, cafes, restaurants & Greythorn village shops
- Walk to Boroondara Sports Complex and swimming pools, Koonung Creek trails, plus multiple local parks & playgrounds
- Minutes to Westfield Doncaster & the Eastern Freeway, easy drive to the Mornington Peninsula & Melbourne International Airport