

**2/11 Northcote Avenue, Balwyn, Vic 3103**



**Unit For Sale**

Tuesday, 13 February 2024

2/11 Northcote Avenue, Balwyn, Vic 3103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Toby Parker  
0413581104



Claire Wenn  
0409857506

**\$690,000 - \$759,000**

Nestled in the highly coveted Balwyn pocket, within walking distance to an array of amenities, including the 109 Whitehorse Road tram and nearby shops, this impeccably presented unit will appeal to first home buyers, downsizers, and investors alike. Exuding sophistication and style, gleaming floorboards and downlights create an ambiance of modern elegance. The light filled, open-plan living and dining area seamlessly integrates with a deluxe kitchen featuring stainless steel appliances, an abundance of cupboard and bench space for culinary enthusiasts. Two spacious, robed bedrooms are well served by a stylish bathroom, featuring both a shower and bath. Additional highlights include a European laundry, split system heating/cooling, and a designated carport. Zoned for Chatham Primary and Camberwell High School, the home is within walking distance to Chatham train station, Balwyn village shopping, and John August Reserve. In close proximity to esteemed schools, public transport, and local amenities, it becomes an ideal choice for those seeking both comfort and convenience.