

2/12 Arama Street, Balwyn North, Vic 3104



Unit For Sale

Tuesday, 23 April 2024

2/12 Arama Street, Balwyn North, Vic 3104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Karen Chung  
0398051111



Sabastian Land  
0466642136

**\$1,300,000 - \$1,400,000**

Clearly designed for those with high expectations and busy modern lifestyles, this beautifully elegant single level residence is perfect for a range of buyers from families seeking a position in the Balwyn High School zone to those seeking to downsize without compromise. Nestled at the rear of two only in a peaceful pocket just metres from Koonung Creek parkland, impeccably finished accommodation provides an immediately impressive environment with its high ceilings, and excellent attention to detail. Polished hardwood floors flow through a superbly spacious layout where free flowing living and entertaining areas enjoy an abundance of windows that capture northern light and leafy views throughout. A generous lounge, adjoining dining, and an immaculate stone finished kitchen. Alfresco entertaining in leafy low maintenance surroundings whilst three inviting bedrooms, the main featuring WIR and luxurious double ensuite. Further highlights include a premium family bathroom, laundry with storage, heating/cooling, double blinds, internally accessed remote double garage. Discerning buyers would be pleased to also know that there are no body corporate fees to this wonderfully private residence. Walk to Koonung Creek parkland and bike/walking trails, with minutes to Balwyn High and leading private schools, Doncaster Park n' Ride, local Greythorn Village, North Balwyn Shopping Village, Westfield Doncaster, and the Eastern Freeway. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.