

# 2/2 Hughes Street, Balwyn North, Vic 3104

 Real Estate

## Unit For Sale

Wednesday, 10 April 2024

2/2 Hughes Street, Balwyn North, Vic 3104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lawrence Zhu  
0411450158



Brett Philipp  
0425756789

**\$950,000 - \$1,045,000**

Peaceful, private and fully secure within the dual zone for both Balwyn High School and Balwyn North Primary School, this well-proportioned and remarkably flexible villa unit is a haven of family friendly tranquility, currently configured with three bedrooms, a study and sunny alfresco living. Gently tucked away to the rear of this block of only two, the home is light and airy under high ceilings while offering easy access to the vast open spaces of Macleay Park which is just around the corner. Accessed via a securely gated front veranda with a second security door, the home opens up to a bright and light-filled kitchen / dining with a north-facing sunroom / living room that also extends easily outdoors to a broad rear courtyard. Fully tiled with a double basin vanity, the bathroom has been intelligently renovated, plus there is a second wc, a laundry, ducted heating, evaporative cooling, solar power and a rainwater tank as well as a double-ended lock-up garage with plenty of space to make a workshop. Walk easily to both Balwyn High School and Balwyn North Primary School from this sought-after position just a minute's walk from Belmore Road buses for easy access to the CBD, Westfield Doncaster and Box Hill, plus you have High Street cafes, shops and trams nearby, Whitehorse Road and easy access to the Eastern Freeway.