

# 2 Sylvander Street, Balwyn North, VIC, 3104

## Sold House

Saturday, 15 April 2023

2 Sylvander Street, Balwyn North, VIC, 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Scarlett Hang



Daniel Bradd

## Rare Balwyn High Zone Development Opportunity

Developers will jump at this exceptionally rare opportunity to reap the capital growth prospects on this expansive corner allotment spanning 1,111sqm approx. with council approved Building and Landscaping Plans and Permits completed and available for the construction of four luxuriously appointed, generously proportioned new townhouses - ensuring an immediate start. All homes have stunning eye-catching facades designed to provide a sense of secure privacy complemented by superb interiors with internal lifts; whilst townhouse four is freestanding.

Alternatively given its location the site could be used as a medical clinic, professional suites or student accommodation or the other option would be to renovate the existing dwelling for a chosen usage (STCA). The desirability of this property is enhanced by its impressive location in the much sought-after Balwyn High zone, alongside the Greythorn shops & cafes, close to Boroondara Park Primary, moments from Leigh Park or Koonung Creek Reserve, North Balwyn Village, or Westfield Doncaster; plus transport options and easy access to the CBD via the Eastern Freeway - all underpinning the potential lifestyle credentials and investment potential which comes with this property.

The current brick residence c1957 over three levels requires front-to-rear renovations and reconfiguring to the interior which comprises four ground level offices with a workshop, two storerooms and separate entrances. The residential levels include level two, living, family living and dining, kitchen/meals, balconies, three bedrooms, bathroom and laundry; plus a top level main bedroom with two WIRs and an ensuite. Includes a double carport and off-street parking from Ardgour Street.