

**23 Landen Avenue, Balwyn North, Vic 3104**

**House For Sale**

Thursday, 18 April 2024



23 Landen Avenue, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Ferro  
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## Contact Agent

Sitting on a generous 967sqm approx. allotment, 22.6m frontage and two driveway crossovers and Northern rear, this charming four-bedroom weatherboard home provides an excellent opportunity for a new home site, side by side redevelopment (STCA) or renovate the existing dwelling. The current home provides spacious formal lounge room with open fireplace, dining, bright and light kitchen, four bedrooms, two bathrooms, downstairs rumpus/gym, entertainers deck and an extensively paved backyard with pool. Ideally positioned within the coveted Greythorn Primary School, Koonung Secondary College zones, a short stroll to Balwyn East shopping strip, Box Hill Central, and Koonung Creek parklands and Westfield Doncaster's endless shopping.