

27 Elliott Avenue, Balwyn, Vic 3103



House For Rent

Tuesday, 23 April 2024

27 Elliott Avenue, Balwyn, Vic 3103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rental Team Whitehorse  
0398889966



Erica Li  
0423302831

**\$750 per week**

a delightful family home offering space, comfort, and versatility in a prime location! As you step inside the main house, you'll be greeted by three generously sized bedrooms, including a main bedroom complete with robes for your convenience. The living area is thoughtfully separated, providing a cozy retreat for relaxation or entertainment. The formal dining area seamlessly connects to the open-planned renovated kitchen, boasting all the essential appliances including a dishwasher, gas stove, and gas oven – perfect for whipping up delicious meals for the family. Stay comfortable year-round with gas ducted heating throughout the main house (excluding in the granny flat) and a reverse cycle air conditioning unit in the formal dining area, ensuring optimal climate control no matter the season. But that's not all – tucked away at the back of the property is a self-contained granny flat, offering additional living space and flexibility. Complete with its own laundry and shower area, as well as a kitchen sink and cupboard (gas stove excluded), the granny flat is ideal for guests, extended family members, or even as a home office or studio. The semi-opened bedroom area and living room provide a cozy and private retreat within this separate dwelling. Outside, the low-maintenance fully fenced garden provides the perfect backdrop for outdoor gatherings, playtime with the kids, or simply enjoying the fresh air in peace and privacy. Parking is a breeze with a single remote garage, offering secure storage for your vehicle or additional belongings. Location-wise, you're in the heart of sought-after Balwyn, within the coveted zones of Balwyn High School and Balwyn North Primary School. Enjoy the convenience of being walking distance to Gordon Street Reserve and just 1.2km away from the tram stop for Route 109, making commuting a breeze. Plus, Balwyn High School is only 1km away, perfect for families with school-aged children. With its ideal location, spacious layout, and versatile granny flat, 27 Elliott Avenue ticks all the boxes for a perfect family home. Don't miss out – contact RT Edgar Whitehorse today to arrange a viewing and start envisioning your life in this wonderful property! Notes: Garage has flooding issue from neighbour (your belongings left in garage MUST evaluated and avoid water damage).