

# 296 Union Road, Balwyn, Vic 3103

 Real Estate

## House For Sale

Tuesday, 7 May 2024

296 Union Road, Balwyn, Vic 3103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 996 m2**

**Type: House**



James Tostevin  
0417003333



Daniel Bradd  
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**\$2,600,000 - \$2,800,000**

Developers and new home builders will want to snap up this rare and sought-after opportunity to acquire a magnificent, wide allotment of 996sqm approx. opposite Mont Albert Park and on the corner of Yarrbat Avenue, arguably one of Balwyn's finest streets. Renovate the existing 1920s family residence and restore the home to its former glory; reap the rewards of plans and permits by developing the two approved luxurious town homes or construct a lavish family residence (STCA) capitalizing on second level tree-top views to the Dandenong Ranges in this highly regarded area, amongst many high quality homes underpinning the excellent prospects for future capital gains. Further enhanced by a coveted location just a few minutes from Balwyn Plaza shops, the Whitehorse Road shopping precinct or Westfield Doncaster - all offering a range of shopping and dining options. Whilst the many parks including Becket, Greythorn and the Gordon Barnard Reserve or the Boroondara Sports Complex all provide a range of family recreation pursuits and numerous excellent schools, including Mont Albert Primary are close by. Plus public transport options and quick access to the Eastern Freeway for travel to the CBD, Yarra Valley or the Mornington Peninsula. Land size: 996sqm approx.