

**3/9 Maylands Avenue, Balwyn North, Vic 3104**

**Nelson Alexander**

**Villa For Sale**

Wednesday, 6 March 2024

3/9 Maylands Avenue, Balwyn North, Vic 3104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Yen Chou  
0398548888



Laurence Murphy  
0421829028

## **Auction \$680,000 - \$730,000**

Beautifully updated in blissful Balwyn North, this vibrant modern villa boasts an idyllic lifestyle for the savvy nester or investor. Join a secure grouping nestled peacefully in this tightly held locale, privately positioned yet so convenient to shopping strips, quality schools, tranquil parkland and trams into the city. A cosy entryway with linen storage greets you upon entry, opening to the generous light-filled lounge with wide windows, split system heating/cooling and ample room for a relaxed dining or study zone. The separate kitchen serves wonderfully with glossy storage, tiled splashback and upright cooker. Settle into two comfortable bedrooms with built-in robes to each, serviced by the full central bathroom with bath and shower, WC and separate laundry with outdoor access. The spacious rear courtyard is a delightful retreat for outdoor entertaining, while parking is provided in a single carport with direct courtyard access. Two guest spaces are also provided in front of the building. Stroll to local shops, supermarkets, cafes and eateries both north and south on Burke Road, or the boutique shopping and trendy cafes of The Village Balwyn North. Stradbroke Park offers friendly parkland and sportsgrounds with a trail leading up to beloved Hays Paddock, while nearby popular schooling includes Kew High School, Balwyn North Primary and Balwyn High School. Walk to the No. 48 tram line for travel straight through Melbourne's inner east, stopping off at bustling Kew Junction, character-filled Richmond, the MCG and Fitzroy Gardens on your way straight into the CBD. Also nearby are prized Yarra golfing and trails, Westfield Doncaster and easy Eastern Freeway entry.