

# 34 Cityview Road, Balwyn North, Vic 3104



## House For Sale

Friday, 26 January 2024

34 Cityview Road, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 657 m2

Type: House



Nick Fletcher  
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**\$2,000,000 - \$2,200,000**

With every detail of house and garden immaculately maintained, this original classic residence will offer its new owners the opportunity to modernise to cater for contemporary family living, or to realise their dream of a superb new prestige home (STCA) in the prized Balwyn High School Zone. Extended over the years, the expansive floorplan now accommodates spacious living and dining areas for both formal and family use, a well-appointed central kitchen, two family bathrooms and four bedrooms. The decorative period features in the traditional front rooms have been preserved in pristine condition. High ornate ceilings and gleaming joinery showcase the quality and attention to detail of the original construction. The extension of the layout now provides enormous space for entertaining with a huge, covered deck and paved alfresco areas. Only minutes from Balwyn High School, Balwyn North Primary School and St Bede's Primary School, plus the shops and eateries of North Balwyn Village. It's an easy walk to bus and tram on Doncaster Road servicing Kew private schools, the CBD and Docklands, and a short drive to the Eastern Freeway. Sporting grounds and parklands offer a choice of nearby family leisure spaces.\* Landscaped front terraces\* Established rose gardens\* Ducted heating and air-conditioning\* Security system\* Huge lock-up double garage/workshop\* Versatile under house spaces including wine cellar  
Terms: 10% deposit, balance 30/60 days