

# 4 Citron Avenue, Balwyn North, Vic 3104



## House For Sale

Thursday, 11 January 2024

4 Citron Avenue, Balwyn North, Vic 3104

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 600 m2

Type: House



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0398599561



Suki Zhuang  
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**\$1,400,000 - \$1,540,000**

Perfectly positioned in a prized family neighbourhood, just a pleasant stroll to local schools, shops, transport and the popular Koonung Creek Trail, this property on 600 sq m approx. offers an exceptional opportunity to create your dream luxury home in a highly sought after locale. With building works presently underway on the existing property, there is endless potential to establish an opulent lifestyle for you and your family, whether you choose to complete the current dream renovation or knockdown rebuild and start afresh. Existing plans and renders for a new cutting-edge six-bedroom contemporary residence are already approved, allowing you to envision the exciting possibility, simply put the plans into place, and step into your new dream family home. Whatever the decision, all the ingredients are there to make your real estate recipe a success. An easy walk to St Bridget's and Greythorn Primary schools, and zoned to Koonung Secondary College, this enticing property is spectacularly located for active families. Plus, with Doncaster Park and Ride and access to the Eastern Freeway nearby, plus Westfield Doncaster mere minutes away, everything you need is within easy reach.

- Enticing opportunity to build your dream luxury home
- Generous 600 sq m approx. block in an elevated position
- Complete existing renovation or knockdown and start afresh
- Approved plans in place for an opulent 6-bedroom residence
- Short walk to local primary schools & zoned for Koonung SC
- Mere minutes away from popular Koonung Creek walking trail
- Close to Park & Ride and Eastern Freeway for an easy commute
- Premium shopping & dining at Westfield Doncaster nearby
- Perfectly poised to create the ultimate lifestyle property

Terms: 10% deposit, balance 60/90 days