

# 43 Singleton Road, Balwyn North, Vic 3104

## House For Sale

Tuesday, 28 May 2024

shelter.

43 Singleton Road, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 730 m2

Type: House



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**First Open Saturday | \$1,900,000 - \$2,090,000**

Positioned on a generous 730sqm (approx) allotment in a quiet family friendly pocket, this neatly presented brick residence has been enjoyed by the current owners for over three decades and delivers homely warmth, spacious comfort and location excellence. A plethora of opportunities await from a simple refresh with some modern touches through to a full renovation or explore the potential for development (STCA). Boasting private leafy outlooks, abundant natural light and a rear north/east aspect, the traditional interior is characterised by sizeable proportions, quality appointments and fabulous functionality. Preceded by an inviting verandah and appealing façade, the floorplan offers extensive accommodation and comprises an expansive formal lounge and separate dining room, timber kitchen with abundant storage adjoining a casual meals and family room with delightful outlook over the pool and surrounding rear garden with undercover patio, large master bedroom (BIRs) featuring an updated ensuite, three further bedrooms fitted with built in robes and a spotless bathroom with bath, separate shower room and powder room. A full-size laundry, ducted heating, multiple split system aircon units, double garage and additional off street parking are sought-after inclusions, ideal for young families seeking move-in ease with the potential to modernise and renovate down the track. With bus transport to Westfield Doncaster and Camberwell at the end of the street, an easy stroll to Koonung Creek Parklands and walking/cycling trails, moments from both Greythorn and Balwyn North Village shops and dining, Park & Ride, Eastern Freeway access and Doncaster Road trams, enjoy prized zoning for esteemed Balwyn High School and proximity to leading private schools. Shelter Real Estate Agents Balwyn North