

44 Yerrin Street, Balwyn, Vic 3103

 Real Estate

House For Sale

Monday, 15 April 2024

44 Yerrin Street, Balwyn, Vic 3103

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 822 m2

Type: House



James Tostevin
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William Chen
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Forthcoming Auction

Boasting an outstanding family location in the coveted Balwyn High zone, this fine elevated brick family home c1941 is situated at a high point in Yerrin street on a generous allotment of 822sqm approx. Offering a range of options to either update and renovate the existing home adding a second level or design and build a luxurious new family residence to capitalise on potential second level City skyline views. Alternatively build dual town residences or townhouses on the site in an area undergoing renewal (STCA). With either of the options promising excellent future capital gains in one of the Eastern suburbs most sought-after residential precincts close to Whitehorse Road. The existing home takes us on trip down memory lane with the interior reflecting its period style. Featuring an entrance hall leading to spacious sitting room and adjoining dining room, study, four zoned bedrooms with built-in robes, a period-style bathroom, and a central kitchen/meals with quality appliances opening to a family living area and second bathroom/laundry with separate WC plus a wide deck overlooking a mature garden with ample room for alfresco living and entertaining. Other features include period attributes, alarm system, ducted heating throughout, R/C air conditioner (sitting room), air conditioner (family living) and a double garage, carport and storage. Buyers should note it presents well throughout and could be comfortably occupied or leased while a decision on its future is made. Benefitting from is its position where convenience becomes a way of life. Moments from the desirable Balwyn and Union Road shopping strips, cafes and restaurants or Balwyn Cinema; close to transport to the CBD or an array of Melbourne's finest schools and just moments from Balwyn or Chatham Primary, Maranoa Gardens, Beckett Park and Boroondara Sports Complex for recreation. Inspection by private appointment.