

# 468 Balwyn Road, Balwyn North, Vic 3104



## House For Sale

Wednesday, 17 January 2024

468 Balwyn Road, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Suki Zhuang  
0423235966



Nick Fletcher  
0403387580

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

This meticulously maintained 4 bedroom family home, set in beautifully leafy spot offers the optimum family lifestyle environment with the additional benefit of Balwyn High School zoning. The light and open floorplan, gleaming parquet flooring and classic fittings and finishes combine elegance and sophistication with the welcoming warmth of family living. The formal living and dining rooms and the spacious kitchen/family/meals area suit a variety of family options, supplemented by the paved alfresco entertaining terrace, swimming pool and private rear garden. With a bedroom and bathroom at ground level, multi-generational living is catered for. Four sizable bedrooms, family bathroom and the generous main bedroom with ensuite are on the upper level, flooded with natural light and enjoying a sweeping treetop outlook. Just a few blocks from the quiet end of Balwyn Road, a leisurely stroll to the vast expanse of Koonung Creek Reserve and the Koonung Trail, close to the Eastern Freeway, Belleview shops and eateries, and Belle Vue and Boroondara Park Primary Schools. The local bus at the front door runs to Camberwell Station, with city bus and tram and North Balwyn Village a few minutes' drive away.\* Split system reverse cycle air-conditioner\* Open fireplace. Ducted vacuum\* Security alarm\* Swimming pool\* Secure pedestrian and side gates\* Double auto garage with internal entry. Terms: 10% deposit, balance 30/60 days