

48 Bolinda Road, Balwyn North, Vic 3104

House For Sale

Thursday, 13 June 2024

JellisCraig

48 Bolinda Road, Balwyn North, Vic 3104

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 744 m2

Type: House



Thi Nguyen
0423027036



Rod Yan
0433658813

\$1,900,000 - \$2,090,000

An increasingly rare opportunity to secure a substantial block in walking distance to zoned Balwyn High School, this elegant, neatly presented home offers a range of rewarding possibilities for families, investors or developers. A character rich single level home with peaceful garden provides a wonderful opportunity to explore in a quiet Balwyn North cul de sac. The 744m² block with broad frontage of 21.33m boasts the ideal setting for a new masterpiece, or a possible multi development site (STCA). Offering added potential to renovate and invest. One of the few remaining original homes in the area, the home is characterised by its high corniced ceilings, double sash windows and hardwood timber polished floors. A generous front lawn leads to a veranda and inside to a spacious lounge room. Kitchen/meals with freestanding cooker and gas hotplate extends to a laundry and outdoors to a gently undulating grassed back garden with elevated view over the neighbourhood. The floor plan offers three good sized bedrooms, ample hallway storage, and a bathroom separated into a shower room, bath and vanity and separate WC. Extra features: gas ducted heating, split system and 2 x single lockup garages.

The location is tightly held, with fantastic accessibility to schools including Boroondara Park Primary and other Kew school connections. Around the corner from Leigh Park, leafy trails and several sporting reserves. Greythorn Shopping Village is close by with great access to High Street and Bourke Road's selection of retail stores and restaurants, and Westfield Doncaster for your extended shopping and entertaining needs. Close to public transport and the freeway. Property highlights: * On 744 m² allotment - space to build a luxury residence (STCA) * Neatly presented three bedroom home * Renovate at your leisure or rent out for lucrative return * Walking distance to zoned Balwyn High School * A short walk to Leigh Park, Koonung Creek Reserve and Barnard Reserve * Handy to trams, buses and the freeway to the CBD Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.