

# 5 Yandilla Street, Balwyn, VIC, 3103

## Sold House

Monday, 15 May 2023

5 Yandilla Street, Balwyn, VIC, 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stuart Evans



Sophia Dong



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## **Timeless Elegance, Endless Potential**

A cherished family home for many years, this charming c1940's solid brick residence now presents an opportunity to enjoy the pristine, spacious and sun-lit dimensions while considering options to update, extend or even to rebuild as a new luxury home that would maximise the city views and superb north-facing allotment (STCA).

Northern light streams through the generous L-shaped formal sitting and dining room featuring an open fire and access to a large entertaining terrace overlooking the deep private north-facing garden. Timber floors and exposed brick walls define the expansive family room served by a well-appointed timber kitchen. On the level above, a spacious rumpus room commanding leafy views is an ideal children's retreat or possible 4th bedroom. Family accommodation comprises a main bedroom with ensuite and built-in robe, two additional bedrooms with robes and an immaculate bathroom with bath and separate toilet.

Perfectly positioned at the top of the hill close to Whitehorse Rd trams, Balwyn and East Balwyn Villages, excellent schools and Minifie Park, it also includes ducted heating, RC/air-conditioning throughout, laundry, garage and additional off-street parking.

Land size: 845sqm (approx.)