

**68 Yerrin Street, Balwyn, Vic 3103**



**House For Sale**

Tuesday, 2 April 2024

68 Yerrin Street, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1177 m2**

**Type: House**



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## Contact Agent

Nestled within a charming garden setting, this single-level home radiates warmth and offers a perfect setting for family life, featuring a practical layout with three bedrooms, two bathrooms, and two onsite parking. The property, showcasing a generous 18.3m frontage with rare dual crossover, is designed for ease of access and optimal utilization of space. Encased in inviting single-level architecture, the residence provides a serene atmosphere with its well-lit interiors and garden outlooks through large windows. The home's heart, a cozy living and dining area, serves as a central hub for family gatherings and entertaining guests, supported by a well-appointed kitchen. Each of the bedrooms is crafted with comfort in mind, providing ample space for relaxation and personal time, complemented by built-in storage solutions. The home is further enhanced by two well-maintained bathrooms, ensuring privacy and convenience for all occupants, accompanied by a substantial laundry area. Externally, the property includes two secure parking areas, catering to year-round outdoor activities and family enjoyment in the privacy of its surrounds. While currently offering a harmonious living arrangement, the site holds potential for innovative transformation or redevelopment (STCA), capitalizing on its size and desirable location. Located in the prestigious Balwyn High and Balwyn Primary zones, this residence is just moments from the neighborhood's top wine bars, supermarkets, theaters, and the bustling retail and dining scene on Whitehorse Road, along with immediate access to the 109 tram for easy city commuting. The area is also enriched with a selection of lively cafes, restaurants, and convenient tram services. Additionally, the property is closely situated to Beckett Park and Maranoa Gardens, providing peaceful natural retreats for leisure and relaxation. Its proximity to some of Melbourne's most esteemed educational institutions further underscores its appeal as a perfect blend of convenience and family-oriented living in a dynamic community.