

**95 Cityview Road, Balwyn North, Vic 3104**

**House For Sale**

Wednesday, 7 February 2024



95 Cityview Road, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



David Ferro  
0398105000



Maria Xu  
0398105000

**\$1,700,000 - \$1,870,000**

Elevated and set back on one of the area's most prestigious family streets, this 1940's brick home and its 625sqm parcel present an outstanding opportunity to create the ultimate family dream home in the prized Balwyn High School zone. Some will move straight in or lease out whilst planning to renovate/extend but most will take the opportunity to start again and build a custom luxury environment (STCA), as others nearby have done, in this peaceful precinct prized by families for generations. Beyond a commanding façade, comfortable family accommodation features formal living and dining domains flowing to a wonderfully impressive conservatory style sunroom, alfresco entertaining and the rear garden, functional kitchen, four bedrooms including a large ground floor bedroom plus three additional upstairs bedrooms served by a family bathroom and laundry with shower and separate WC. Includes gas and underfloor heating, split cooling, ducted vacuum, large workshop, remote garage, carport, and additional off-street parking. Explore the prospects for fabulous CBD views from this prime forever family location just a short stroll from Belle Vue Primary, local Bellevue shops and cafes, Koornang Creek parkland and Bulleen Road buses. Minutes to Balwyn High, Doncaster Rd/High St trams, Balwyn North shopping and dining, a host of leading private schools and the Eastern Freeway.