

# 1/37 Aylmer Street, Balwyn North, Vic 3104



## House For Sale

Saturday, 29 June 2024

1/37 Aylmer Street, Balwyn North, Vic 3104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 571 m2**

**Type: House**



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**\$1,500,000 - \$1,650,000**

Elegant and immaculate, this single-level fully renovated townhome offers generous living spaces and a sunny northern orientation. Investors, downsizers and smaller families will be impressed at its proximity to trams, buses, parks, village shops and the city's best private schools. One of just two on the spacious block, it commands a prominent front position on a quiet leafy street. The graceful formal lounge room features a stone fireplace surround, stained glass windows and plantation shutters. It flows seamlessly to a large dining room opening out onto a north-facing paved courtyard ideal for alfresco entertaining. The tasteful and sophisticated all-new kitchen sports a separate wall of cupboards, breakfast bar, stone benchtops and splashbacks, double sink and designer appliances. The three bedrooms all boast built-ins and include a stunning master zone with ensuite with Euro styling and frameless screen shower. The other bedrooms share a renovated family bathroom with frameless glass shower, double basins and separate bath. Split system heating and cooling throughout, large laundry, internal access double garage, powder room and secure low-maintenance front yard complete this prized package. Zoned for Kew High School and Balwyn North Primary School.