

**14 Central Ave, Balwyn North, VIC, 3104**



**House For Sale**

Wednesday, 25 September 2024

14 Central Ave, Balwyn North, VIC, 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming Family Home In Balwyn High School Zone

Positioned within the highly sought-after Balwyn High School zone, this quietly located 4-bedroom residence sits on a generous 715 sq m (approx.) allotment on the elevated side of the street. Just a short walk from the expansive parklands of Koonung Creek Reserve, this home offers both a peaceful setting and the convenience of nearby amenities.

The formal living and dining rooms, along with the spacious renovated kitchen and family meals area, all enjoy views of the lush alfresco space, complete with fruit trees and a thriving vegetable garden. The outdoor area is perfect for year-round entertaining, featuring a built-in BBQ, stone preparation bench, overhead fans, and ambient lighting to create an inviting atmosphere.

Inside, the well-appointed kitchen includes a breakfast bar, gas cooktop, electric oven, steam oven and a new dishwasher for modern convenience. Additional features include central heating & cooling, split-system air conditioners, smart electronic keypad at the entrance gate & front door and an intercom system for enhanced comfort and functionality.

Conveniently located near local primary schools, neighborhood shops, and public transport, this property is just moments from Greythorn and Balwyn Village Shopping Centres, the city tram, and easy access to the Eastern Freeway, making it an ideal choice for families seeking a blend of tranquility and accessibility.

### FEATURES

- \* Central heating and cooling for optimum year-round comfort
- \* Four bedrooms with built-in robes, one master bedroom with ensuite
- \* Elegant four-bedroom, two-bathroom family home
- \* Multiple living areas and dining areas
- \* Easy maintain bathroom includes shower and spa
- \* Covered outdoor entertaining area featuring attractive paving
- \* Surrounded by lush gardens, within the Balwyn High School zone
- \* Double remote control garage, spacious roundabout drive ways plus ample off-street parking
- \* Added benefit: solar energy for reduced energy costs

Terms: 10% deposit, balance 30/60/90 days.