

**54 Birdwood Street, Balwyn, Vic 3103**



**House For Sale**

Sunday, 23 June 2024

54 Birdwood Street, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 663 m2**

**Type: House**



Jack Zhang  
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Kent Chan  
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## **Auction | \$2,400,000 - \$2,600,000**

Destined for greatness in the prestigious Balwyn High School catchment area, this solid-brick 3 bedroom (plus study) home highlights family-focused comfort for today and endless promise for tomorrow. This is a rewarding opportunity from every angle! Take advantage of the extraordinary 661m<sup>2</sup> (approx.) allotment and create your own forever family home set to endure for generations. Or extend, elevate and renovate a single-level classic at your own pace (all STCA). Whatever path you choose, the current home is capable of generating secure income while your grand plans are finalised. Discover a free-flowing layout with a trio of extensively robed bedrooms, a light and bright living room, adjoining dining area, and a spacious kitchen and meals area boasting a high-performing Bosch dishwasher. Take advantage of a flexible sunroom/home office, large laundry, heating/cooling, a large yard and undercover car parking. The family-friendly Balwyn neighbourhood always delivers with a close connection to public transport, leading schools, childcare options and a range of shopping choices. All this and key zoning to sought-after Deepdene Primary School and Balwyn High School. Inspect with confidence!