

2/35 Talbot Avenue, Balwyn, Vic 3103

Nelson Alexander

Unit For Sale

Wednesday, 10 July 2024

2/35 Talbot Avenue, Balwyn, Vic 3103

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Julian Bayford
0425183056



Chris Ewart
0419897979

Auction \$1,200,000 - \$1,300,000

Step into a world of space and light in this inviting home, surrounded by manicured gardens and ready for immediate enjoyment, boasting 9 ft ceilings and house size proportions across its sun-soaked interiors, in a top location to match! The expansive entrance hall leads to a huge L-shaped living and dining area that opens out to a private, sunny north-facing courtyard, perfect for both relaxation and entertaining, and the well-appointed kitchen features gas and electric cooking and generous cabinetry throughout. Discover three spacious bedrooms (master with walk in robe and separate ensuite) serviced by a bright central bathroom with separate bath. Add to this, ducted heating, secure double garage, and large lower-level rumpus room, perfectly primed for additional living space or work from home flexibility. Surrounded by some of Melbourne's finest schools and positioned between the Balwyn and Union Road shopping strips, this highly desirable property is further enhanced by its family-friendly location. Enjoy the convenience of nearby cafes, restaurants, and transport options, with the 109 tram just a short stroll away, making this enticing opportunity a perfect blend of comfort, functionality, and desirable location. Sure to impress and not to be missed!