




MARSHALLWHITE

260 Union Road
Balwyn





Be Surprised by the Size and Potential

Gracing an unexpectedly deep allotment surrounded by a pretty mature garden, this lovely family home c1941 is loaded with charm and character with a totally inviting ambience. Offering a range future options including renovating and updating the interior, potential medical or consulting rooms; or alternatively an ideal site for the construction of a luxurious new family residence (STCA); given its ultra-convenient location with easy access to Whitehorse Road, Balwyn, Surrey Hills & Mont Albert amenities. The interior of the home is highlighted by leafy outlooks to the garden on all sides and features a formal sitting room with OFP and adjacent dining room, modern kitchen with all-white appliances and cosy sitting area, family living and dining, study and conservatory with electric awning. Flowing to a vine-clad pergola and alfresco dining area and the garden gently shaded by a magnificent Golden Elm tree plus a garden storeroom and external WC. Complemented by three bedrooms, main with dressing room and ensuite, two further bathrooms, one combined with a laundry. Other features include alarm, ducted heating, R/C air conditioners, single garage and OSP. Land size: 790sqm approx.

260unionroad-balwyn.com

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Auction Saturday 12th August at 10.30am

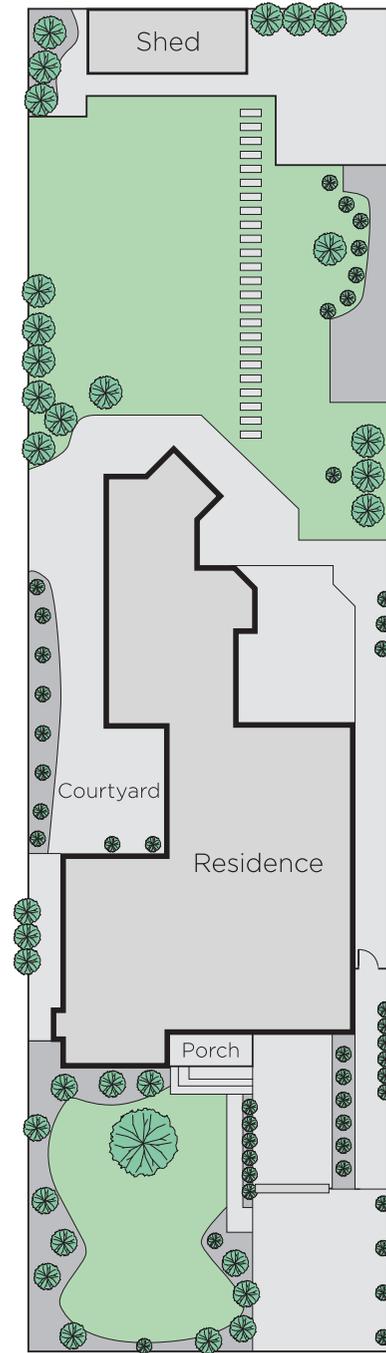
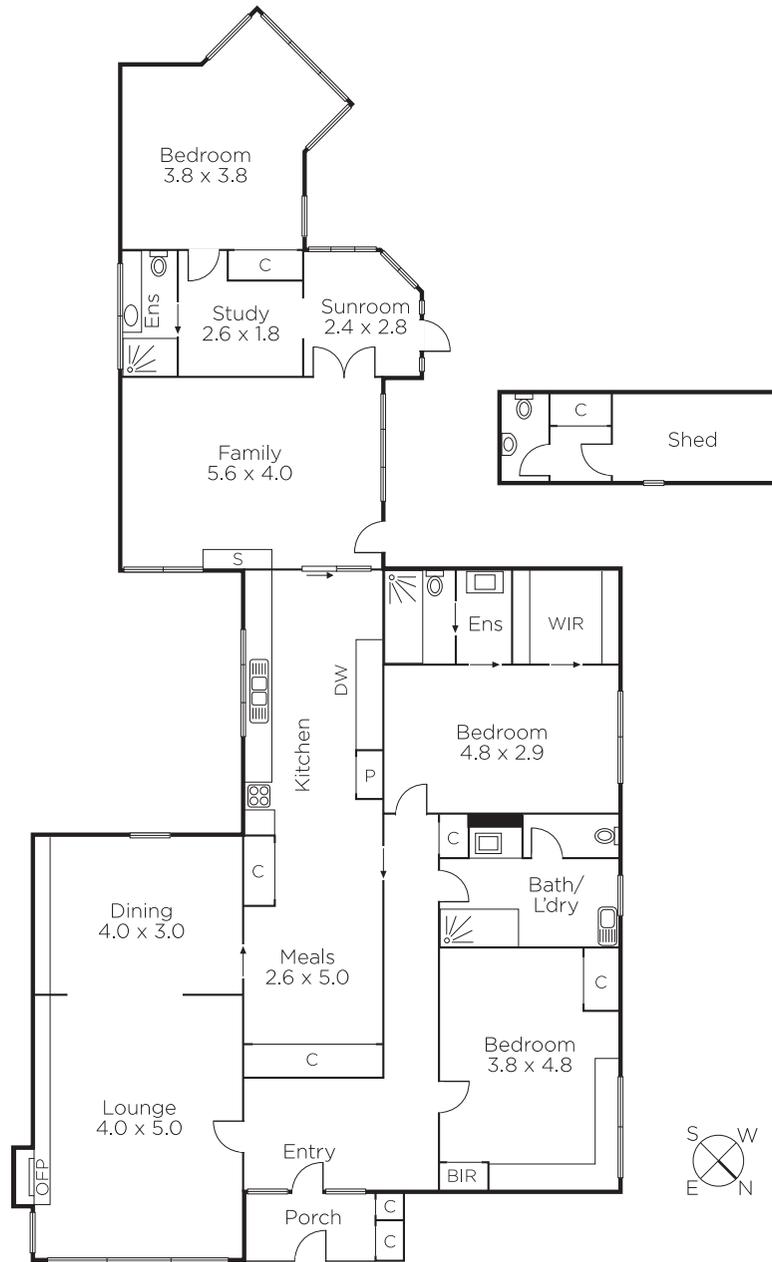
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