



MARSHALLWHITE

40 Walbundry Avenue  
Balwyn North









## Exceptional Riverside Estate Opportunity

Coveted Riverside Estate, this substantial single level residence's timeless elegance and expansive proportions deliver immediate family appeal with exciting scope to easily update. Alternatively, the 835sqm approx. allotment offers an exceedingly rare opportunity to build a new home to your own tastes and requirements close to schools, trams, shops, parks and freeway access (STCA).

The welcoming marble reception hall introduces a fitted study or 4th bedroom and exceptionally spacious formal lounge (open fireplace) and dining rooms overlooking the garden. The well appointed granite kitchen, casual dining area and large family room adjoin the garden room with fitted bar, which all open to the private west-oriented garden with heated pool and spa. The main bedroom with walk in robe and ensuite is set apart from a children's wing comprising two additional double bedrooms with built in robes and a bright bathroom.

A sensational opportunity, the home also includes an alarm, powder-room, laundry, garden shed and internally accessed double garage which incorporates a secure store room.

[40walbundryavenue-balwynnorth.com](http://40walbundryavenue-balwynnorth.com)

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Auction Saturday 18th November at 11am

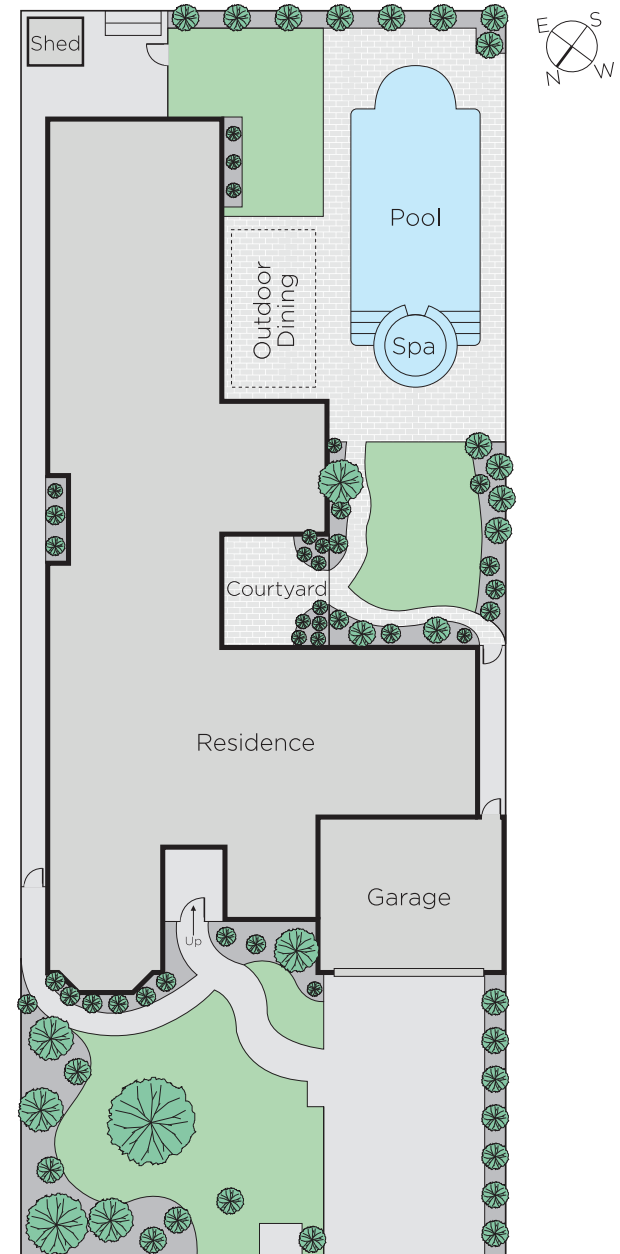
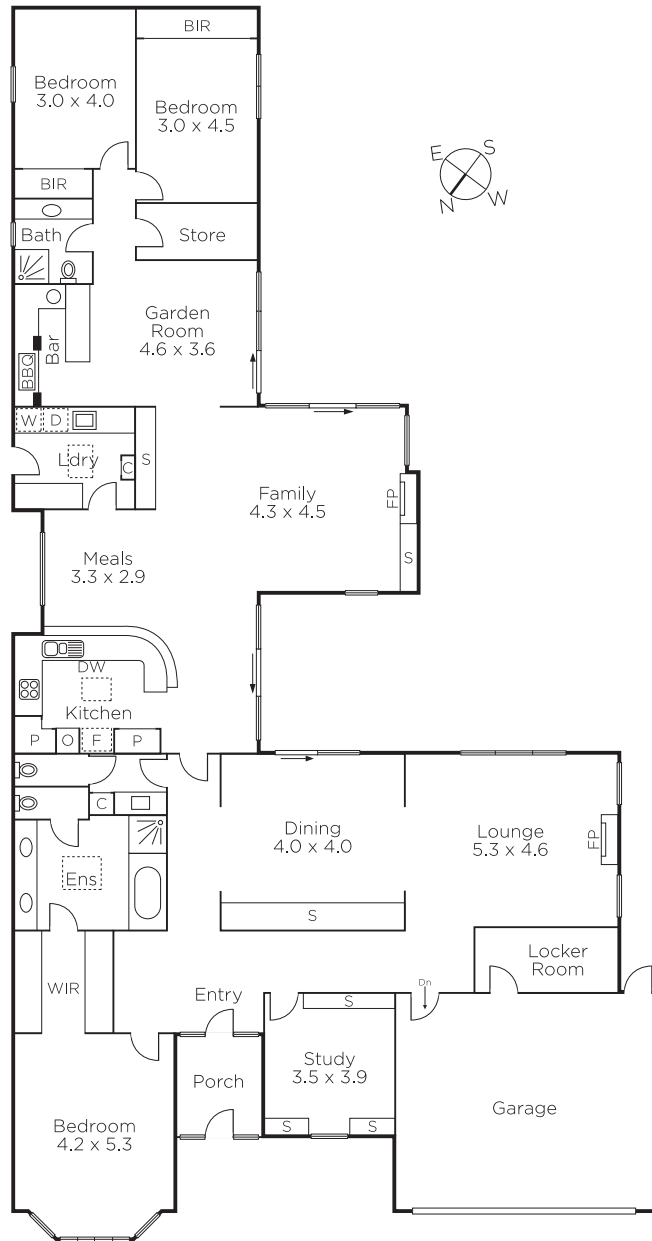
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