

**\$890,000**

House: 🛏 3 🚿 3 🚗 2

1/52 Winfield Road, Balwyn North, 3104



### An Ideal Home in Balwyn North

Defined by glorious northern light and an elevated neighbourhood aspect, this recently renovated and updated front of two residence presents a clever combination of flexible 3 bedrooms plus study, 2 living accommodation and low maintenance alfresco spaces just a stone's throw from Elgar Park and Koonung Creek walking trails. Generous living and adjoining dining extend to an impressive entertaining patio with viewed backdrop. 3 bedrooms (BIRs) include an inviting main configured with Study/Nursery, ensuite and secluded parents retreat. Features polished timber floors, garage and plenty of storage.

Only minutes walk to schools, public transport, Balwyn East Village, cafes, shops, Park + Ride, Westfield Doncaster, Box Hill Central and the Eastern Freeway. This serene setting will provide quality family living for many years to come.

For more information, please contact David Zhou on 0425 278 648 or Anthony on 0421 454 086

Land Area: 400 m<sup>2</sup>

#### Features:

- Internal Laundry
- Polished Timber Floor
- Quiet Location
- Renovated
- Views
- Access Roads
- Air Condition/Ducted Heating
- Build In Wardrobe/Walk In Robe
- Close to Amenities
- Close to Transport

#### Agent Details



David Zhou - Camberwell Office

Phone: (03) 9889 1666

Mobile: 0425 278 648

Email: david@exceland.com.au

Address:

1373 Toorak Road, Camberwell, VIC  
3124