



Modern Luxury 4 bedrooms  
townhouses in Balwyn High  
School Zone!



For Sale

2/6 Bruce Street, Balwyn VIC 3103

 4  3  189sqm

\$1,790,000

## For Sale

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4



3



189sqm

### Modern Luxury 4 bedrooms townhouses in Balwyn High School Zone!

Balwyn is a prestigious and highly sought-after suburb in Melbourne's east, with private schools and tree-lined streets of historic homes proving to be major drawcards.

**Project Features:** Smart design and luxurious finishes combine in this contemporary 4 bedrooms townhouse. With families thanks to the quiet streets and large parklands and top ranking schools, and sure to appeal to families alike. Spacious and bright living and dining room leads to an open kitchen area, catering every lifestyle. Unit 3 has up to 4m ceiling height and with Mezzanine installed to unlock extra living space.

**Modern and Luxury Inclusions:** A sleek open kitchen featuring Marble finished stone benchtops and Miele kitchen appliances, Matt Black tapware with matte white free standing bathtub and wall faced toilet bowl. CCTV system & 4 points alarm sensor installed, Enjoy the Hisense split heating and cooling system throughout living and bedrooms.

**Rich Educational Resources:** Located in premium dual school z...



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


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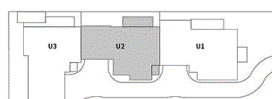


GROUND FLOOR



FIRST FLOOR

UNIT 2	4  3.5  2 			
6 BRUCE STREET BALWYN VIC 3103	GROUND FLOOR	141.0 m <sup>2</sup>	PLOT RATIO	63%
	FIRST FLOOR	89.0 m <sup>2</sup>	PRIVATE OPEN SPACE	48 m <sup>2</sup>
	TOTAL FLOOR AREA	230.0 m <sup>2</sup>		



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## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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