



9 Balaclava Road Eastwood, NSW 3 2 3

### Family classic steps to Eastwood conveniences

Positioned in a highly convenient address a stroll from Eastwood's bustling hub, this much-loved family home is brimming with remarkable future prospects to enhance, renovate, or redevelop, with granny flat potential (STCA). Set on a generous 638.6sqm north-facing parcel, it's a time-honored haven in the catchment for Denistone East Public, Epping Boys and Marsden High School.

- Colonial charm, with ornate plasterwork, stained-glass windows and wood stove
- All-weather deck overlooking the lush lawn with ample room for children's play
- Established garden with refreshed landscaping and frequented by local birdlife
- Generously proportioned interiors, including a lounge with a gas fireplace
- Recently revitalised kitchen with new benchtop and all-Miele s/s appliances
- Three sizeable, carpeted bedrooms, one with a built-in wardrobe and s/s a/c
- Classic-style family bathroom with claw-footed bathtub and a pedestal sink
- Internal laundry, security system, stylish plantation shutters, garden sheds

**Inspect:** Wednesday, 3rd July 2024 1:00 - 1:30  
 Saturday, 6th July 2024 1:00 - 1:30

**Auction:** 13/07/2024 04:00 pm

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**Price:** Auction Guide \$1,700,000



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SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.