



 Professionals

Auction



## Effortless Single-Level Living in Prestigious Balwyn

Ideal for first homebuyers, downsizers, or savvy investors, this beautifully renovated single-level villa delivers a private, low-maintenance lifestyle in the heart of blue-chip Balwyn. Perfectly positioned just moments from the vibrant Whitehorse Road precinct and the Route 109 tram, enjoy effortless access to both Melbourne's CBD and Box Hill.

Privately set at the rear and filled with natural light, the home opens to a spacious living and dining area enhanced by freshly polished timber floors and a warm, welcoming atmosphere. The brand-new kitchen, complete with an adjoining meals area, combines contemporary style with everyday functionality, offering quality finishes and ample storage for easy living and

### PRICE

Auction | \$720,000 - \$790,000

### ADDRESS

4/24 Weir Street, Balwyn, VIC 3103

### AUCTION

Sat 13 Jun, 2026 at 11:00 am

### AGENTS

**Sergey Martynov** - 0413955430

[sergey.martynov@firststandco.com.au](mailto:sergey.martynov@firststandco.com.au)

**Eddie Fu** - 0421339638

[eddie.fu@firststandco.com.au](mailto:eddie.fu@firststandco.com.au)

### Professionals First & Co

68-74 Atherton Road, Oakleigh VIC 3166

03 9570 5888

[www.professionalsfirststandco.com.au/1408652](http://www.professionalsfirststandco.com.au/1408652)

 Professionals

Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

