



50 Grosvenor Street BALACLAVA

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Off Market Opportunity

\$ 1,720,000

Situated in a superb lifestyle location with the added benefit of a wide rear right of way, engage your imagination and create contemporary quality or restore this charming freestanding Californian residence to its former glory. The potential is unique and outstanding with the opportunity to develop, renovate or create something entirely new (STCA). This prominent location is within walking distance to an array of exceptional amenities, including vibrant Carlisle Street, parks, Balaclava and Ripponlea Stations plus prestigious schools including Caulfield Grammar School and Shelford Girls' Grammar, with the beach also in close proximity. Presented in original condition, currently the single level home offers three bedrooms, separate living and dining zones, a large kitchen and bathroom plus a substantial rear garden and multi car garage accessed via the rear in addition to a driveway at the front. Whatever you decide, this is a truly rare and rewarding proposition. Land 520sqm approx. GRZ zoning.

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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

