



## BALWYN NORTH - 5 PAM AVENUE

- Starting from: \$1,900,000
- Location: Balwyn North, Melbourne, Australia
- Expected Completion: Late 2023

Introducing 5 Pam Avenue, a magnificent family home nestled in the highly sought-after location of Balwyn North.

This elegant property boasts a perfect combination of modern living and classic style, with a range of luxurious features that make it the perfect place to call home.

As you step inside, you'll be greeted by a spacious and light-filled living area, featuring beautiful floors and large windows that let in an abundance of natural light. The gourmet kitchen is a chef's dream, complete with stone benchtops, high-quality stainless steel appliances, and ample storage space, perfect for cooking up a storm or entertaining guests.

Located in a highly sought-after pocket of Balwyn North, this property is just moments away from shops, cafes, parks, and some of the best schools in the area. Plus, with easy access to public transport and major highways, getting around is a breeze.

Don't miss out on the opportunity to make this beautiful property your own.

### Project Basics

Type: Townhouse

Price Range: \$1,900,000 - \$1,900,000

Project Size: 3 units

Project Status: Under Construction

### Represented By



Rahul Malik

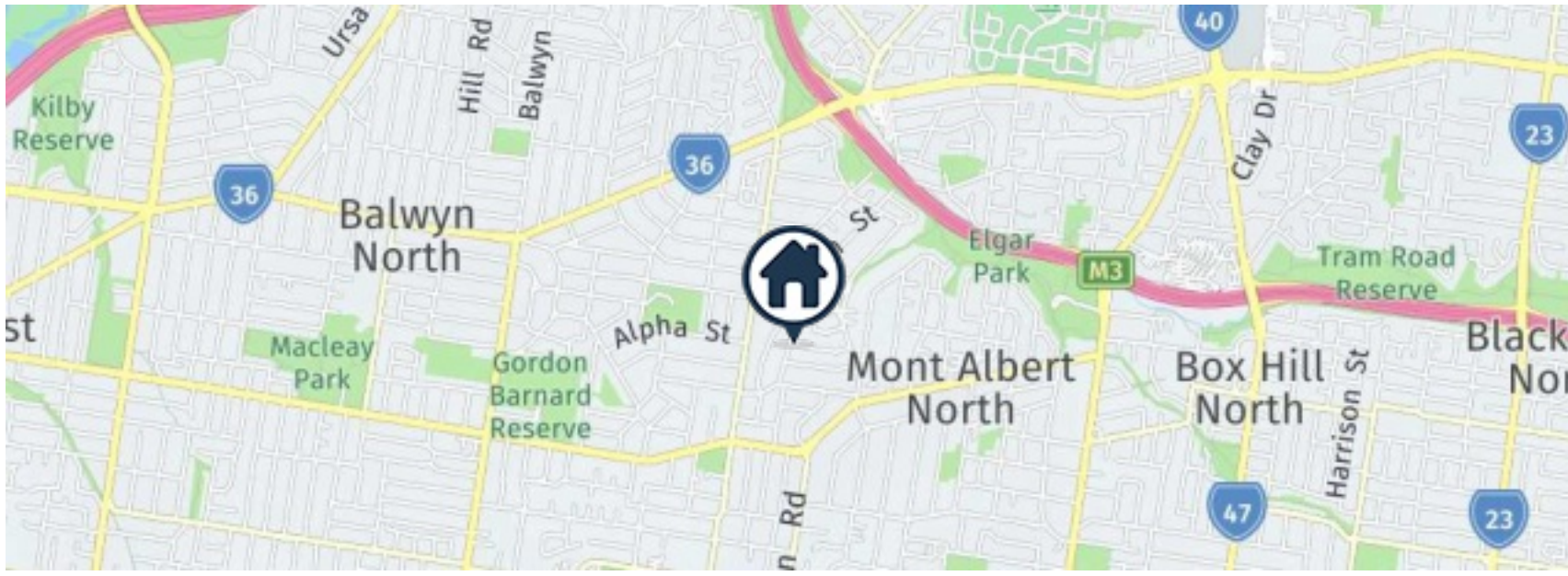
M7 Real Estate - Director

M: +61 0477013797

E: rahul@mseven.au



## BALWYN NORTH - 5 PAM AVENUE



### Educations

<p>Greythorn Primary School</p> <p>TOP 7% ICSEA 1143</p>	0.68 KM
<p>Koonung Secondary College</p> <p>TOP 18% ICSEA 1089</p>	1.52 KM

### Transportations

<p>Sweyn St/Greythorn Rd (Balwyn North)</p>	0.17 KM
<p>Alpha St/Greythorn Rd (Balwyn North)</p>	0.33 KM
<p>Lime Ave/Greythorn Rd (Balwyn North)</p>	0.37 KM
<p>Lemon Rd/Greythorn Rd (Balwyn North)</p>	0.47 KM
<p>Reading Ave/Greythorn Rd (Balwyn North)</p>	0.53 KM

### Amenties

<p>Style Right</p>	0.05 KM
<p>Falcon Uav</p>	0.16 KM
<p>Inspired Gifts</p>	0.29 KM
<p>Asari's Pizzeria</p>	0.41 KM
<p>Beyond Pink and Blue</p>	0.51 KM
<p>Healthsense Products</p>	0.52 KM
<p>Austpostgreythorn</p>	0.61 KM
<p>Bellydance Kizmet</p>	0.65 KM

### More Information



Scan QR code to access more renders, videos maps and to download project files.



Rahul Malik  
 Mobile: +61 0477013797  
 Email: rahul@mseven.au



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## Featured Units

**5 PAM AVENUE  
BALWYN NORTH**

**HOME 1**

Ground Floor: 91.9 m<sup>2</sup> Garage: 37.0 m<sup>2</sup>  
 First Floor: 62.1 m<sup>2</sup> Spas: 34.3 m<sup>2</sup>  
 Porch: 3.7 m<sup>2</sup> Pos: 148.8 m<sup>2</sup>

**Disclaimer**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and other items here are approximate and no responsibility is taken for any error, omission or misstatement. This is for illustrative purpose only and should be used as such by any prospective purchaser.

Unit 1 3 - 4 2.5 - 3 2

Price: \$1,900,000 Type: Townhouse

Total Size: 447sqm

Internal: 174sqm External: 273sqm

**5 PAM AVENUE  
BALWYN NORTH**

**HOME 2**

Ground Floor: 71.7 m<sup>2</sup> Garage: 41.4 m<sup>2</sup>  
 First Floor: 71.7 m<sup>2</sup> Spas: 62.5 m<sup>2</sup>  
 Porch: 4.7 m<sup>2</sup> Pos: 95.8 m<sup>2</sup>

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Unit 2 3 - 4 2.5 - 3 2

Price: \$1,650,000 Type: Townhouse

Total Size: 357.4sqm

Internal: 143.4sqm External: 214sqm

**5 PAM AVENUE  
BALWYN NORTH**

**HOME 3**

Ground Floor: 67.7 m<sup>2</sup> Garage: 26.5 m<sup>2</sup>  
 First Floor: 71.6 m<sup>2</sup> Spas: 66.1 m<sup>2</sup>  
 Porch: 2.4 m<sup>2</sup> Pos: 66.1 m<sup>2</sup>

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Unit 3 3 - 4 2.5 - 3 2

Price: \$1,528,000 Type: Townhouse

Total Size: 343.3sqm

Internal: 139.3sqm External: 204sqm



**Rahul Malik**  
 Mobile: +61 0477013797  
 Email: rahul@mseven.au