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## 44 Inverness Way

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### Location

44 Inverness Way BALWYN NORTH, BOROONDARA CITY

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area non-contributory

### Heritage Overlay Numbers

HO231

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

HO231 Riverside Estate and Environs, Balwyn North

The Riverside Estate and Environs, Balywn North, precinct is an area of heritage significance for the following reasons:

- The large, detached houses built in various interwar architectural styles (particularly those constructed during the 1930s building boom in Camberwell) demonstrate a high quality of architectural design. This architectural quality is combined with the visually unifying factors of lot size, materials and uniform set backs to create a cohesive and notable interwar precinct.
- The housing types and styles physically demonstrate the appeal of Balwyn as one of Melbourne's most fashionable new suburbs of the 1930s, a status which was consolidated after 1945.
- The precinct is distinguished by the scale and complexity of its building styles, combined with its location on a slope commanding broad views of the Yarra Valley and distant mountains.
- The place contains individual aesthetically significant sites from the interwar period.

-The place is a predominantly intact interwar landscape containing concrete roads and mature gardens and street trees.

Heritage Study/Consultant Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;

Hermes Number 113104

Property Number

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*