

1/13 Weir Street, Balwyn, Vic 3103



Sold Townhouse

Wednesday, 4 October 2023

1/13 Weir Street, Balwyn, Vic 3103

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Daniel DAssisi
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Bronwyn Lucas
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\$2,005,000

A sanctuary of effortless sophistication and unparalleled convenience, this town residence is impeccably designed to suit the lifestyle demands of families, upwardly mobile professionals, downsizers, and discerning investors – all just a few minutes' walk to Balwyn Village! The luminous, open-plan living and dining area flawlessly exemplifies modern elegance and effortlessly flows into a gourmet kitchen. Equipped with stone benchtops, a Bosch four-burner induction cooktop, oven, and dishwasher, as well as a spacious walk-in pantry and breakfast bar, the kitchen's crisp white colour palette amplifies the overall aesthetic. Tucked away is a built-in study nook, ideal for work from home or study sessions. Concealed behind folding doors, it adds to the interior's clean lines when not in use. The lower level also features the benefits of a bedroom and bathroom, a laundry, and direct internal access from the remote-controlled double garage. Upstairs is a parents' retreat, comprising of a generously-sized bedroom, plentiful wardrobes, an ensuite bathroom, and a private balcony serving as a personal haven of peace and comfort. This level also includes a sitting retreat/additional living space, another spacious bedroom and a bathroom with a separate toilet – in a whole separate wing. The outdoor space is equally inviting with its sun-soaked courtyard complemented by motorised awnings. The front garden and paved area are perfectly framed by mature landscaping and saturated in warm, northern sunlight – both areas are ideal for alfresco dining and relaxation. The home is further enhanced by ducted heating, split-system air conditioning, privacy roller shutters for the main bedroom, central vacuum system, a six-panel solar power system, timber flooring, and a dual-circuit reticulated garden system to keep all gardens in pristine condition. Situated just steps away from John August Reserve and within close proximity to Balwyn Primary, Camberwell High, Camberwell Grammar, Canterbury Girls, and Fintona Girls' School, as well as Canterbury Station, Tram Route 109, Box Hill Central, Camberwell Junction Shopping Precinct, Palace Cinemas, Boroondora Sports Complex and Maling Road - the home embodies the essence of luxurious, worry-free living. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=36778> Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.