

1/89 Yarrbat Avenue, Balwyn, Vic 3103



Apartment For Sale

Thursday, 28 March 2024

1/89 Yarrbat Avenue, Balwyn, Vic 3103

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Apartment



James Annett
0395090411



Lauchlan Waterfield
0395090411

\$2,300,000 - \$2,500,000

Impressive in its sophistication and amenity, this architect-designed two storey four bedroom, three bathroom residence wrapped in low-maintenance gardens presents an exclusive lifestyle opportunity in a trophy home setting opposite Beckett Park and the lush greenery of Maranoa Botanic Gardens. Fronting a boutique group of five townhouses in the exclusive Enso development, this exceptionally scaled residence has been prestige designed to create a timeless and low maintenance home that interplays with the natural light and outdoor spaces, whilst offering intimacy, warmth, refinement and superior attention to detail. Exquisite finished from European Oak herringbone flooring to fully tiled bathrooms unite the interior, while high ceilings and glass sliding doors emphasise the natural light and connection with the entertaining deck. The carefully curated floorplan is layered with luxury and offers an expansive north facing open plan living and dining wing with a gas fireplace, banks of windows to the north and sliding glass doors to the east connecting to a sun splashed entertaining deck sized to host guests around a table. The epicurean stone kitchen features high-end appliances, dishwasher, stone island with breakfast bar, butler's pantry and excellent storage. Upstairs, three double fitted bedrooms circulate around a north facing living room with far reaching views to the Kinglake Ranges. The main bedroom is luxuriously decked out with a spacious fitted dressing room and exquisite ensuite with freestanding bath, while the two further bedrooms on this level are served by a stylish central bathroom. Two additional bedrooms are situated downstairs including a spacious guest suite with ensuite and walk-in robe and a fifth bedroom or study. Comprehensive appointments include a powder room, laundry, double remote garage with internal house access and central heating and air conditioning. This flawless residence is designed for those who seek inspirational design, functionality of space, leafy green views and a five star Balwyn setting. Within the sought after Balwyn High School zone, the home is also convenient to many private schools including Camberwell Grammar School, Genazzano FCJ College, MLC, Carey, Baptist Grammar School and Xavier College. Walk to the 109 tram stop, bus, Whitehorse Road shopping and parks, while Box Hill Central is just a five minute drive away.