

# 11 Aylmer Street, Balwyn North, Vic 3104

## House For Sale

Saturday, 18 November 2023



11 Aylmer Street, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 822 m2

Type: House



Claire Wenn  
0409857506



Toby Parker

**\$2,600,000 - \$2,800,000**

Art Deco elegance and modern convenience unite in this impressive family home perfectly located in a tree-lined avenue. Fully renovated to the highest standard, it offers an appealing array of generous and flexible family spaces ideal for modern working, living and entertaining. Period flourishes abound in the exquisite formal living room which boasts an open fire place and adjacent formal dining room with original floorboards and plantation shutters. The sun-filled casual zone includes a contemporary kitchen with an abundance of storage, corner pantry and stone-topped breakfast bar. The vast family living area features soaring ceilings, Heatmaster fireplace and wall-mounted Bose home theatre system. It opens out to lush manicured gardens with an outdoor kitchen with plumbed-in barbecue and stunning alfresco area accessed via full-height glass sliding doors. A conveniently located study near the kitchen is ideal for students or working from home. This spectacular package also features three spacious bedrooms with built-in robes complemented by a fourth with ensuite and sumptuous separate dressing room. With ducted heating, cooling, powder room, family bathroom, security camera, double garage and roof storage. Walking distance to Balwyn North Village shops, restaurants, tram, bus and parklands with easy access to some of Melbourne's finest private schools. Zoned for Balwyn North Primary School and Kew High School. Land: 822sqm approximately.