

**12A Iramoo Street, Balwyn, Vic 3103**

**Stockdale & Leggo**

**Sold House**

Thursday, 16 November 2023

12A Iramoo Street, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Bei Cheng  
0399433171



Sandra Sutikno  
0399433171

**\$2,181,888**

An exquisite lifestyle solution for busy and discerning families, this luxurious three bedroom, two bathroom residence is right on the doorstep of Balwyn Village's acclaimed restaurants and boutique shopping. Quietly positioned at the rear and on its own title with auto gates to a private driveway and double auto garage with internal access, the intuitive design cascades across two levels. A serene sanctuary introduced by timber parquet floors, all generations will enjoy the privacy of the lounge/study and the large upstairs retreat with study alcove. Socialise with your friends in the open-plan dining/family room, spilling out via two sets of French doors to the north-facing under-cover alfresco. A central hub, the stone island in the gourmet kitchen is matched with the perfection of premium appliances. Focused on comfort, there is a ground floor master bedroom with walk-in robe, ensuite and courtyard access, as well as two powder rooms, ducted heating, multiple split system air-conditioners and security. City glimpses are a welcoming accompaniment as you stroll from your front door to the 109 tram bound for Box Hill Central, Kew's private schools and the city. Zoned for prestigious Balwyn High School, walk with ease to Balwyn Primary School and Fintona Girls' School.