

**13 Balanka Court, Berwick, Vic 3806**



**House For Sale**

Tuesday, 7 May 2024

13 Balanka Court, Berwick, Vic 3806

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 838 m2**

**Type: House**



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## **\$900,000 - \$990,000 | Auction unless sold prior**

A harmonious haven for a household that loves to entertain, this beloved family home embraces the soothing serenity of its tranquil court setting, while placed within a five-minute radius of vibrant amenities. Meticulously designed to incorporate generous proportions and to maximise natural light, the property rests on a sizeable 838sqm block (approx.) with a coveted north-to-rear aspect. The classic brick facade is accentuated by gentle green hues and lush tropical landscaping, opening via the ornate screen door to reveal plenty of space for formal and casual occasions. Beckoning with understated charm, the huge living/dining room is perfect for welcoming guests with its calming warm tones and sumptuous new carpet, while the big bay window brings the outside in with its soft stream of sunlight. The relaxed family/meal zone is placed alongside the delightful shaker kitchen, which accommodates the chef's culinary creations with its premium 900mm dual fuel oven, while the central island encourages communal meal prep. A true centrepiece, the enormous rumpus is where the entertainment begins with its traditional timber bar, as the huge picture windows capture glimpses of the sparkling pool and its towering palm trees. Further embracing socialising, the sheltered side deck is ideal for summer alfresco dining or simply savouring a quiet cup of coffee with views of the expansive sun-dappled backyard. Setting the stage for a restful night's sleep, all four bedrooms are oversized and wonderfully peaceful with ample built-in storage. The impeccable family bathroom with its magnificent spa bath for soaking away the strains of the day. The primary bedroom creates an oasis of calm for busy parents with its hotel-suite proportions, presenting a custom walk-in robe and a private dual vanity ensuite with an extra-large shower. At the touch of a button, the home's ducted heating and evaporative cooling spring into action to ensure an optimal temperature, whether it's a hot summer day or a cold winter's night, while enticing extras include decorative cornices, airy high ceilings and an expansive double garage with workshop space. Beautiful Berwick is a magnet for families who seek a carefree lifestyle, courtesy of its superb shopping hubs, highly regarded schools, and picturesque natural surroundings. This treasured home is within a short walk of Eden Rise Village and Kambrya College, while just moments from Berwick Chase Primary School and St Francis Xavier College. Seamless city commuting is covered by Beaconsfield Station and the Princes Freeway, plus there's easy access to Casey Hospital and spectacular Berwick Springs. Reap the benefits of this cherished family entertainer with its expansive proportions and endless potential. Property Specifications: \*Multiple living zones, formal and casual dining, space to entertain \*Big north-facing backyard with swimming pool and covered deck \*Kitchen has 900mm dual fuel oven, dishwasher, large fridge space \*Four oversized bedrooms, 3 x mirrored robes and custom walk-in robe \*Family bathroom with spa bath, ensuite has extra-large shower, powder room \*Ducted heating, evaporative cooling, split-system AC, laundry, and linen storage \*New carpet throughout, blinds/curtains, screen doors, double garage, and workshop \*Additional driveway parking and gated side access for a boat, caravan, or trailer Photo I.D. is required at all open inspections.