

**16 Harrington Avenue, Balwyn North, Vic 3104**

**buxton**

**Sold House**

Monday, 14 August 2023

16 Harrington Avenue, Balwyn North, Vic 3104

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Type: House**



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**\$5,300,000**

Expressions of Interest Closing Thursday 3rd of August at 4pm (unless sold prior) A home of the highest calibre spanning across 3 levels providing world-class full-suite, multi-zone living, this is the unparalleled family luxury we have come to expect from luxury builder, Marc Spinosa. Rising over three levels to provide five bedroom, five-plus bathroom, five suite accommodation, this innovative architectural masterpiece provides a fully-tiled ensuite and walk-in robe for every bedroom, and a choice of principal suite upstairs or down; one, a glass-walled garden-suite with access to a private jacuzzi, the other a treetop-domain with a dual walk-in robe and double ensuite with egg-bath. Offering a multiplicity of lifestyle choices with living, entertaining, home-entertainment and work-at-home zones, this luxury residence unfolds at garden-level with a sun-bathed north-facing lounge flowing to a covered al fresco terrace, and open-plan family living-dining opening to a marble-mosaic walled terrace. Beyond, a vast and versatile multi-purpose room provides a separate-entry business-at-home workspace, a plus-sized playspace for busy kids ...or a conversion of the existing double-garaging to four spaces. Entertainment takes centre-stage in the naturally lit basement level with a central entertaining zone (with a wine-bar and glass-walled 232 bottle cellar) stepping out to a sunken garden and a fully-appointed Gold Class theatre-room featuring tiered seating and custom screen ... while a soft-floor, mirrored gym adds to the activity. Living even extends to the treetops where the plush bedroom level is centred on a kids' study-retreat with a sunny balcony-terrace. A showcase of world-class fittings and finishes with the Miele appliances of the state-of-the-art kitchen, extending to the well-appointed butler's pantry and the well-placed laundry, the home shines in Spinosa's signature style with walls of full-height glazing and lofty ceilings rising as high as 3.2m. Curated with Carrera marble benchtops alongside Pietra Grey limestone flooring and fireplace detail, and hardwearing Walnut floors echoed in bespoke joinery and balustrading, the home stars designer lighting, imported wallpapers and airy linen sheers plus automated bedroom blinds. Coolly cutting-edge and warmly family-wise, every detail is covered - from child-safe stairway-gates, to sleek 'mudroom-style' entry seating-storage, to a fun fitted bedroom playspace. Appointed for easy living with ground-floor hydronic in-floor heating plus zoned climate control, video-intercom plus alarm and integrated audio inside and out, the home features lift-access over all three levels and a high-capacity solar-energy system. Immensely private in approx 650sqm tall-walled, high-hedged grounds, there's a lit and auto-irrigated low-maintenance landscape against a high-impact feature-lit façade. Positioned for educational opportunity in the Balwyn High School Zone just minutes from the eastern suburban private school belt, this world-class residence is at home in one of Melbourne's leafiest and loveliest locales - just around the corner from Greythorne Central shopping strip, with quick direct access (less than 25 minutes) to Melbourne's business, sports, entertainment and fashion districts via the nearby Eastern Fwy. For further information on this world-class family home contact Melissa Hetherington at Buxton Bentleigh on 0432 935 111 or the Buxton Office on 9563 9933. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.