

**16 Porter Road, Balwyn, Vic 3103**

**buxton**

**House For Sale**

Wednesday, 17 April 2024

16 Porter Road, Balwyn, Vic 3103

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



Leo Xu

0390130160



Jenny Zhang

0450809188

## **Forthcoming Auction**

With its striking silhouette, this 5-bedroom, 5-bathroom Balwyn beauty promises harmonious family living within Balwyn High School Zone. Luxury and style are at the fore of the impeccably designed floorplan, introduced by a comfortable lounge room with a 2-way gas log fire that also warms the adjacent family room and dining zone. A showpiece kitchen anchors the living areas, appointed with a granite breakfast bar, a full complement of quality Miele appliances, and a butler's pantry with a preparation sink. Designed for casual meals or large-scale entertaining, there's a seamless connection to the private backyard, featuring a large covered alfresco zone with a gas log fire, a sunny open-air deck, and a low-maintenance garden. Accommodation is well-zoned and includes a ground-floor guest bedroom with an ensuite and walk-in robe, leading upstairs to the sumptuous master suite boasting a Juliet balcony, a walk-in dressing room and a deluxe ensuite finished with an oversized rain shower, spa bath and a granite dual basin vanity. A teenager's retreat sits alongside the children's wing, featuring three spacious bedrooms, each with a modern ensuite and walk-in robe. Appointed with automatic gates, an alarm system, keyless entry, beautiful parquetry oak floors, ducted heating/vacuuuming, evaporative cooling, a water tank, and a double auto garage. In a premium location, walking distance from Greythorn Primary School and Balwyn East Village, Boroondara Sports Complex, and a short distance from bus, tram services, and Surrey Hill Train Station, elite private schools, the Eastern Freeway, Box Hill Central and Westfield Doncaster. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>