

**17 Minerva Avenue, Balwyn North, Vic 3104**

**Sold House**

Tuesday, 26 September 2023



17 Minerva Avenue, Balwyn North, Vic 3104

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



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## Contact agent

Destined to create beautiful family memories by the pool, this elegant 5 bedroom + study 3 bathroom family home has the lasting qualities you love in the coveted Balwyn High School zone. First time offered in 22 years, this lovingly maintained home reveals a fabulously wide entry foyer, classical formal lounge and dining rooms (open fireplace), an expansive family living and dining area with entertainer's kitchen (900mm cooking appliances), 4 substantial upstairs fitted bedrooms (main with sparkling ensuite), a flexible study/bedroom on each floor, a full bathroom on each level and a fitted laundry. Surrounding the glistening solar heated pool, there's a choice of covered and open alfresco decks (café blinds) and fitted barbeque area with a pop of colour in Japanese inspired low maintenance gardens. On a significant 711sqm approx., this substantial home is finished with ducted heating, evaporative cooling, an alarm, ample storage, a double auto garage and driveway parking behind an auto gate. In this quiet pocket, just around the corner from the Balwyn Road shops, Boroondara Park Primary School, Boroondara Preschool and the 285 bus to Camberwell station; moments to Leigh Park, Doncaster Road trams, Balwyn High School and walking trails alongside Koonung Creek.