

**19 Eyre Street, Balwyn, Vic 3103**

**KAY & BURTON**

**Sold House**

Friday, 11 August 2023

19 Eyre Street, Balwyn, Vic 3103

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Jacqui Bendall  
0410597109

## Contact agent

This cornerstone property in quiet leafy Balwyn is a winning blend of period elegance and the contemporary style and spaces needed for modern family life. Perfectly tranquil, it also offers easy access to the Eastern Freeway and is just moments from Deepdene shops and walking distance to parks, schools and arguably Melbourne's best supermarket and newest wine bar. Sitting proudly on its corner site, this three level home's flexible floorplan delivers multiple living areas, five bedrooms, three bathrooms, two studies, an attic style playroom/retreat, cinema and wine cellar. The magnificent garden, designed by award-winning Ian Barker Design, is perfect for children's play and indoor-outdoor entertaining. High ceilings, leadlight windows and fireplaces create period ambience, while stone finishes, a designer kitchen, bathroom floor heating and surround sound speakers are just some of this home's long list of modern comforts. Timber floorboards flow from the front door throughout, past the study with front garden outlooks, the main bedroom, also with garden vistas, a fitted walk in robe and sublime ensuite and onto the formal and informal living rooms. Two more bedrooms and a central bathroom are also on this level. From family dinners to large scale parties and everything in between, this house does it all with ease and class. Entertain in the expansive formal sitting room or piano room, or choose the informal living where a bank of bi-fold doors open to the vine clad pergola for outdoor dining overlooking the garden. The kitchen which overlooks the dining, living, and garden features a large stone island bench, Ilve and Miele appliances, Zip tap for boiling, chilled and sparkling water and generous walk-in pantry. The upper level houses two more bedrooms, a bathroom, study and multi-purpose room, while the basement level has a cinema and cellar with 500 bottle capacity. This captivating home, which is likely to see families fighting for the keys, includes gas ducted heating, bathroom floor heating, evaporative cooling, instant gas hot water, laundry with drying cabinet, laundry chute, plantation shutters, garden lighting and irrigation auto controlled by phone app, storage, remote-controlled gates and generous off street parking. Walk to Deepdene Primary, Our Lady of Good Counsel and Genazzano College and enjoy easy access to Balwyn High School, Camberwell Boys' Grammar, Xavier, Trinity, Ruyton and MLC. Cafes, Boccaccio IGA Supermarket, 109 and 72 tram, buses, Camberwell train and parks are all close.