

24 Yarrbat Avenue, Balwyn, Vic 3103

 **RE/MAX**

Sold House

Monday, 15 April 2024

24 Yarrbat Avenue, Balwyn, Vic 3103

Bedrooms: 5

Bathrooms: 5

Parkings: 4

Area: 766 m2

Type: House



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Nothing short of spectacular in terms of proportions, designer style and sheer luxury, this architecturally striking contemporary residence's remarkable dimensions provide a breathtaking backdrop to a lifetime of relaxed family living and entertaining on the most opulent scale. A glazed entrance gallery featuring honed bluestone walls and floors creates a sense of occasion that continues through the palatial sitting room and grand formal dining room sharing a 2-way pebble gas fire, rich European oak floors and soaring ceilings. Beneath a dramatic void, the entertainer's kitchen is appointed with lavish marble benches, Miele appliances, coffee maker, a full butler's pantry and inviting casual dining area. An expansive family living room with gas fire is adjacent to a sensational home theatre room. Perfect for all weather outdoor entertaining, the family spaces open through bi-fold doors to a large undercover terrace with BBQ kitchen and the tranquil landscaped west-facing garden with picturesque lap pool. A downstairs bedroom with built in robe and stylish en suite/bathroom is ideal for guests while an imposing timber staircase leads up to the sumptuous main bedroom with deluxe en suite, walk in robe and balcony. There is also a sensational children's wing comprising a third bedroom with en suite and built in robe, two additional robed bedrooms with a shared ensuite and north-facing balconies and a spacious retreat with balcony. In the prized Balwyn High School zone and close to other elite schools, Whitehorse Rd trams, Balwyn Village and Maranoa Gardens, it is comprehensively appointed with alarm, video intercom, keypad entry, smart home automation, ducted heating/cooling, ducted vacuum, remote blinds, poolside bathroom, powder-room, laundry, water tank and internally accessed 4-car garage.