

26 Balwyn Road, Bulleen, Vic 3105



House For Sale

Thursday, 26 October 2023

26 Balwyn Road, Bulleen, Vic 3105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 314 m2

Type: House



Craig Nowotsch
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\$1,200,000 - \$1,300,000

A beautiful enticing façade is the prelude to the sophisticated spaces within this compact yet spacious home. Positioned on the cusp of the freeway and within minutes of all conveniences, this secure domain fulfils all your hopes and wishes for convenience, quality and style. Designed over two levels for minimal disruptions, an elongated entrance guides you on polished hardwood timber floors into a relaxed living room, ideal for adult/child separation with the option to convert to a home office space or a 4th bedroom, within metres of the internal entry to a double remote garage. Open plan living reveals itself in light soaked splendour, comprising family/dining and an impressive Caesarstone kitchen. Fully equipped for a family meal or lavish event, displaying ample pantry/wine storage, stainless steel oven, gas cooktop. Adjoining a laundry with ample cabinetry and side door access. Entertain your friends and family with a low maintenance paved court garden wrapped in curved tiered gardens. In warmer weather, a retractable awning provides welcome relief from the elements. Three sun bathed bedrooms enjoy upstairs tranquilly including a palatial master relishing its own double door terrace with a panoramic view of the CBD, for summer breakfasts and relaxing with a book. Serviced by a walk-in robe and ensuite with double basin vanity and large shower. The level encompasses a family amenity with deep relaxing bath, shower and second stone topped vanity. A power room downstairs attends to guests. In a highly desired location minutes to Koonung Park and Koonung Creek Reserve at the end of the street, along with Yarraleen Morris William Reserve and Yarra Flats parkland and bike trails. School options are great with Marcellin College 5 minutes away, and zoning to Belle Vue Primary and Templestowe College along with easy access to Kew school buses and Park n' Ride city services. Close to shopping centres at Westfield Doncaster, Bulleen Plaza, Balwyn North and Macedon Square. Minutes to Heide Museum of Modern Art, several golf courses, and close links to major hospitals and the airport. Further appointments: security alarm system, video intercom, stone finishes, ducted reverse cycle heating and cooling, Roman blinds, understairs storage, water tank, ducted vacuum system and an oversized double garage with cupboard storage and internal access. Ready to inspect!