

270 Union Road, Balwyn, Vic 3103



Sold House

Monday, 6 November 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1011 m2

Type: House



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\$3,225,000

Please enquire for private inspection. No opens scheduled Nestled away from the road beyond sculpted gardens on a 1,011m² estate approx., 'Alla-Brae' is a magnificently restored home that delivers the perfect blend of period charm and modern luxury. Welcomed by a quaint wrap-around veranda, the home transports guests into an enchanting world of 11-foot ceiling, polished floorboards, hardwood features, cast-iron electric fireplaces, and leadlight windows. Revelling in the decadence of its day, the formal lounge and dining rooms host fireside celebration in refined style, while a tranquil sitting room offers space for quiet respite or kids' play. Amid a spacious open plan domain for everyday living and meals, a modern newly renovated stone-topped kitchen provides a full appointment of appliances including a wide Falcon stove, while serving the formal dining room via a scullery. French doors integrate the open plan domain and the sitting room with a sprawling rear veranda, promoting sheltered alfresco dining. Upstairs, a central retreat is bordered by five robed bedrooms, nurturing sibling play and private sanctuary beneath lofty, attic-styled ceilings. The main bedroom pampers parents with a walk-in robes, a chic twin-basin ensuite, and a north-facing balcony with stunning horizon vistas, while four secondary bedrooms share a luxurious spa-bathroom, complimented by a third bathroom and a powder room on the ground-floor. Finished by a double open garage and plenty of off-street parking, the home is situated for family living, among Mont Albert Park's playground recreation and the Maranoa Botanic Gardens, local cafes and restaurants, and city-bound transport, while minutes from the Palace Cinemas, Balwyn shopping centre, and Box Hill Central. Zoned for the coveted Koonung Secondary School, the home offers immediate access to Melbourne's renowned private school belt. From all of us at Hudson Bond, we wish you every success in your search for your home. If you would like more detail on this home or to chat about one of the many other properties, we have available please call or email us today.