

**30 Nicholson Street, Balwyn North, Vic 3104**



**Sold House**

Monday, 14 August 2023

30 Nicholson Street, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



Ted Jao

0419338068

## Contact agent

An enchanting garden sanctuary for the indoor-outdoor entertainer, this four-bedroom home offers size, style, and swimming pool recreation on a vast 836m<sup>2</sup> (approx.) lot. Nestled on a leafy streetscape with a charming gabled façade, the home is brushed in a soothing colour palette to create a peaceful setting for everyday living and entertaining. The flexible floorplan offers multiple living zones for private retreat or to gather with friends, each stretching into private outdoor spaces among the lush gardens. Adjoining lounge and dining rooms introduces the floorplan, offering the space to mingle crowds of family and friends. At the heart of the home, the kitchen is an effortless workhorse dressed in gleaming stone benches, providing Neff cooking appliances and a Miele dishwasher among near-endless customised storage. A bright meals area adjoins the kitchen for casual dining, linked with a sitting area or office, and a northerly deck for alfresco enjoyment. A spacious family room nurtures everyday relaxation beneath a high 3.3m vaulted ceiling, connecting with the sprawling yard. Providing a built-in barbecue and a swimming pool and spa, the home indulges indoor-outdoor celebrations amid the leafy privacy of a pristine yet low-maintenance garden. The accommodation is zoned with a bay-window master bedroom at the front of the home, offering parents privacy with extensive built-in robes and a two-way ensuite, adjacent to a versatile guest bedroom or home office. Two secondary bedrooms are positioned at the back, sharing a chic family bathroom with a separate WC. Complete with a concealed kids' study desk in the kitchen area, plus a large laundry, and an oversized double garage with workshop, the home is perfectly positioned for family. Set among elite public and private schools, Stradbroke Park and Macleay Park, and Stradbroke shopping strip, the home is within an easy amble to High Street's cafés and trams bound for Kew Junction and the CBD.