

**30 Yandilla Street, Balwyn, Vic 3103**

**House For Sale**

Thursday, 25 April 2024



30 Yandilla Street, Balwyn, Vic 3103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



Mark Read  
0398105000



Yuki Chang  
0452066623

## Contact Agent

Combining the charm of the 1960s with impeccably renovated modern spaces, completely irresistible "Glentyan" is the very essence of timeless family appeal in a blue-chip Balwyn address. Cleverly elevated on a light filled 776sqm corner, generous four bedroom plus study proportions offer a beautifully elegant yet flexible family home ready to provide a highly sought after Balwyn lifestyle. Meticulously maintained, progressively renovated, and updated by its current family over the last thirty years, the much-loved character of this enchanting family home has been cleverly integrated into a generously extended family format. Multiple living and entertaining zones, a quiet, separately zoned study and an expertly designed contemporary kitchen are complemented by the family practicalities of extensive storage, a secure established garden and an internally accessed remote double garage. Designed to capture the north-easterly light and elevated views of the leafy surroundings, a formal living domain with open fireplace flows freely to adjoining dining with a delightful alfresco patio, and out to family living/dining areas with a central stone finished kitchen appointed with quality appliances, extensive hidden and built in storage and impressive central island. The study with built in bookcase complements four spacious bedrooms that enjoy excellent built in robes including the main with extensive robes and built in storage, served by two bathrooms, one a stylish contemporary bathroom with bath and independent shower. Additional highlights include undercover alfresco entertaining overlooking the garden, family laundry with storage, ducted heating, split cooling, ceiling fans, high decorative ceilings, original light fittings, hardwood floors, new carpet, secure portico entry, large underhouse storage area, internally accessed remote double garage and additional off-street parking. Walk to Balwyn East Shopping Centre, highly regarded Mont Albert Primary, both Minifie and Beckett Parks, Belmore Road buses and Whitehorse Road trams to leading private schools. with easy convenience to Balwyn Village, Box Hill shopping and dining, Westfield Doncaster, and the Eastern Freeway.