

# 31 Grosvenor Parade, Balwyn, Vic 3103

**buxton**

## Sold House

Wednesday, 21 February 2024

31 Grosvenor Parade, Balwyn, Vic 3103

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Leo Xu

0390130160



Melody Jiao

0390130160

## Contact agent

Exhibiting exquisite French Provincial elegance across a generous double-level layout, this remarkable residence boasts expert craftsmanship, including a meticulously crafted double timber entrance, a majestic central hallway, a cozy sitting room, an opulent dining area, and an airy open glazed family room. With a total of 6 bedrooms, the lower level offers the flexibility of an additional bedroom or a splendid study, while the upper-level presents a bar-inspired family retreat adorned with luxurious high-quality finishes all while being complimented by the high ceilings throughout. This timeless French Provincial masterpiece, constructed with enduring solidity, is surrounded by a meticulously designed garden and a handcrafted fence. It comprises 6 generously sized bedrooms and 4 lavish bathrooms. The double timber cabinets, artisan-inspired full handmade European wallpapers, and French marble kitchen benches complement the gourmet kitchen, which includes a commercial-grade gas cooktop and a butler's kitchen with fully stacked pantry cabinets. The residence boasts multiple spacious living areas adorned with Brighton Handknit wool carpets and wide-board European oak floors. Craftsmanship is further exemplified by the floor-to-ceiling timbered windows, multi-zoned heating and cooling ventilation, security alarm with CCTV, high-resolution video intercom, ducted-system vacuum, remote-controlled garages and gates, and full integration of Miele range kitchen appliances. Perfectly situated in the prestigious Balwyn High School Zone, this property is conveniently close to expansive parklands and various leisure facilities. The Palace Cinemas, Balwyn Primary School, and the Whitehose Road Shopping Strip are just minutes away from this superb home. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>