

# 324 Union Road, Balwyn, Vic 3103

RE/MAX GOLDEN AGE

## Sold House

Friday, 1 September 2023

324 Union Road, Balwyn, Vic 3103

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Type: House



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**\$3,280,000**

Inspections by Appointment Only A truly breath-taking celebration of free-flowing space and uncompromising quality, this state-of-the-art, five bedroom, five bathroom residence is exclusively situated near Belmore Road's popular cafe and shopping village. A grand and imposing façade provides the perfect introduction to the magnificently modern, open and airy alfresco flow within - all of which is ideal for proud home entertaining. Instantly engaging, the home's broad entrance hall reveals Herringbone-style Oak flooring as it flows past a broad gas-heated lounge / dining. At the rear of the home and appointed with a suite of Miele appliances, plenty of marble bench space and premium soft close cabinetry, the kitchen oversees vast open-plan living and family meals, all with seamless connection through concertina doors to an undercover outdoor living area that is warmed by a fireplace and appointed with another kitchen to delight entertainers. Climb a sweeping staircase with wrought iron balustrades to discover another upstairs living area / retreat and an inspired open study that has been completed with a triple station built-in desk. Also upstairs, the four main bedrooms each enjoy fully-tiled ensuites and walk-in robes - the main bedroom's ensuite with an oversized shower and independent spa bath - whilst downstairs, the guest / fifth bedroom enjoys built-in robe storage and semi-ensuite access to the home's fifth bathroom. Further highlights of this immaculately crafted boutique home include an internally accessed double garage with additional secure driveway parking, plus there is secure keyless entry, CCTV surveillance, central reverse cycle heating and air conditioning as well as split systems in each bedroom and a huge amount of storage including the home's super-sized laundry. Zoned for Mont Albert Primary School and convenient to such a diversity of elite private schools, the home is just moments from Whitehorse Road's cafes, dining, shopping, cinemas and city-bound trams, plus you have Beckett Park around the corner and Box Hill Central Shopping Centre within easy reach as well.