

**36 Bruce Street, Balnarring, Vic 3926**



**Sold House**

Thursday, 12 October 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 805 m2**

**Type: House**



Malcolm Parkinson  
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**\$1,275,000**

Guaranteed to impress, this spectacular three bedroom single level home provides a flawless modern lifestyle with country charm. With a real emphasis on relaxed indoor-outdoor living, this coastal retreat offers the perfect setting for those who love to spend their days at the beach. ~ Set behind a private front fence, it's impressive appeal begins with established manicured gardens to the front, and is further enhanced by the bullnose verandah, wrap around decking and stunning French windows.~ Impeccably presented, the home welcomes you into bright and breezy interiors which is complimented by the warm toned wormy chestnut wooden floors that flow throughout.~ The family room enjoys views of the front garden and is complete with dado panelling, wood fire coonara, split system and ducted heating.~ The light filled open plan living, dining and kitchen is the focal point of the home where you will enjoy entertaining family and friends as it flows seamlessly out to the impressive alfresco area.~ Staying true to its country charm, the stunning kitchen provides stone bench tops, quality stainless steel appliances and cabinetry plus dishwasher.~ The luxury master bedroom enjoys views over the rear yard, split system a private ensuite to include semi-frameless double shower, stone vanity & WC plus built in robe.~ 2 further robed bedrooms also have the luxury of split systems and are serviced by the luxe main bathroom with freestanding claw foot bath semi-frameless shower, stone vanity & WC.~ The outdoor alfresco compliments the style and quality indoors offer, featuring raised decked alfresco with built in bbq and kitchenette, heaters for those cooler days and steps down to a further decked area providing plenty of space for relaxed living.~ The rear yard offers a very spacious and tranquil setting looking out to a rural outlook and includes manicured gardens, chook pen, designated wood shed, outdoor shower plus access through from the garage.~ Some welcome additions to the home include ducted heating throughout, split system in all rooms, tandem double garage in addition to plenty of off street parking, which is secured behind the automatic front gate. Joining the community of this exclusive pocket of Balnarring with schooling, shopping complex, eateries, bowls club and the crystal blue waters of Balnarring beach you will be making the perfect lifestyle move.