

39 Riverside Avenue, Balwyn North, Vic 3104

 **RE/MAX**

Sold House

Monday, 3 June 2024

39 Riverside Avenue, Balwyn North, Vic 3104

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 836 m2

Type: House



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With its exquisite Art Deco origins tastefully enhanced by a well-considered contemporary update, this classical, solid, double brick, three-bedroom plus studio/retreat home built in the 1940s is set on a perfectly north-facing allotment of 836 square metres (approx.). With no heritage overlay, the future possibilities are particularly exciting. Exclusively nestled within Balwyn North's highly coveted and tightly held Riverside Estate, this is a rare opportunity to enjoy a welcoming sundrenched alfresco lifestyle today while pondering the possibility for further renewal, extension or even to rebuild your dream home (all STCA) in one of Melbourne's most rewarding locations. Upon entering the home, there is a welcoming and open sense of airiness as large, original steel framed windows allow natural light to flood through from all directions, and frame delightful garden vistas. The open plan, modern kitchen, dining and lounge flow through to magnificent outdoor living. The kitchen is both contemporary and Deco-sympathetic with granite benches, a SMEG oven, Miele dishwasher and subway tiling, and extends outdoors to a huge deck and outdoor entertaining area. The generous lush and private rear garden and deck are set under the canopy of privacy-enhancing foliage offered by a stunning showpiece Gleditsia tree. A stylish black-and-white New York Art Deco inspired central bathroom reveals a frameless-screened shower and independent claw bath, and a similarly designed, generous ensuite flows from the huge master bedroom. There are built-in robes in each bedroom and the flexibility of a freestanding studio/retreat with independent access and its own powder room also offers considerable teen appeal. Additional highlights include a lock-up garage with space for a home gym, and driveway parking for at least another three vehicles, as well as rich Art Deco character, hardwood flooring, ducted heating, open fire, split system air conditioning, multi-zone automated watering system and a wonderful children's cubby. Walk easily to High Street from this blue-ribbon location for wonderful cafes, shopping at city-bound trams for easy private school connection, whilst Hays Paddock and Yarra parkland are also nearby and the Eastern Freeway offers easy access to the city, airport and the Peninsula.