

**4/89 Yarrbat Avenue, Balwyn, Vic 3103**



**Townhouse For Sale**

Thursday, 23 November 2023

4/89 Yarrbat Avenue, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Daniel Bradd  
0411347511



Scarlett Hang  
0405054888

## Contact Agent

A boutique, single-level sanctuary, meticulously crafted to the very highest standards, this brand new, architecturally designed, three bedroom 'Enzo' residence is proportioned like a house and exclusively situated in the zone for Balwyn High School. With a keen eye for excellence, the home has been curated to merge an exceptional level of appointment with a lavish alfresco flow and a privileged position opposite Beckett Park in one of Balwyn's most sought-after tree-lined boulevards. Graciously proportioned and organised under soaring ceilings, the home is one of only five and reveals a superb V-Zug-equipped kitchen where stone benches are complemented by premium soft close cabinetry and open-plan dining / living that is warmed by a gas fireplace. Effortlessly, the open-plan is connected to sun-drawing alfresco living that is sure to delight entertainers. The main bedroom is a blissful sanctuary with its own fully tiled ensuite and huge walk-in robes, whilst each of the remaining bedrooms has been completed with custom built-in robes and the main bathroom is similarly themed to the ensuite, with a huge walk-in shower. Additional highlights of this superbly curated residence include an internally accessed double lock-up garage, a family-sized laundry, attractive Herringbone-style flooring, a security alarm, reverse cycle heating and air conditioning. Stroll across the road to enjoy the open expanses of Beckett Park and the Maranoa Botanic Gardens and the Botanic Gardens, while Whitehorse Road cafes, shops, dining and trams are just moments away with the promise of easy access to a selection of Melbourne's most elite private schools.