

**41 Birdwood Street, Balwyn, Vic 3103**

**Sold House**

Friday, 3 November 2023



**41 Birdwood Street, Balwyn, Vic 3103**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Luxuriously proportioned at Balwyn's exclusive Kew end, this contemporary home's outstanding 6-star design and landscaped low maintenance garden form a private living and entertaining oasis just minutes from leading private schools. Set behind a high fence on a light filled corner, a double height entry void immediately establishes a superb sense of space that's matched by high ceilings and expansive double glazing in an easy open plan format that seamlessly connects to a series of idyllic outdoor areas set in the mature manicured surrounds. A premium stone kitchen featuring Smeg appliances, deep walk in pantry and large entertaining island forms the perfect hub for living and entertaining overlooking both zoned living areas with gas pebble fireplace and built in media storage and adjoining dining both unfolding to their own alfresco entertaining decks. Upstairs, three bedrooms are arranged around a central light filled retreat with desk/storage, two equipped with excellent built in robes/storage served by a full family bathroom, the lavish main forming its own private retreat with fully fitted walk in robe/storage and full size ensuite. Further highlights include ground floor powder room, luxurious fully tiled bathrooms with excellent storage, family laundry with chute, ducted heating/cooling, timber floors, 6-star energy efficiency rating featuring solar hot water with gas booster, double glazing and grey water recycling, water storage, video intercom entry and internally accessed remote double garage. Surrounded by reserve parkland, walk to Deepdene Primary and Our Lady of Good Counsel, Stradbroke Village shops, cafes and local institution Boccaccio Cellars, buses and both Burke and Whitehorse Road trams to Kew and Canterbury private schools. Enjoy easy access to Balwyn, Camberwell and Kew shopping and dining, Palace Cinema and the Eastern Freeway.