

42 Elliott Avenue, Balwyn, Vic 3103

buxton

House For Sale

Sunday, 12 November 2023

42 Elliott Avenue, Balwyn, Vic 3103

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 668 m2

Type: House



Leo Xu



Melody Jiao
0450931009

Expression of Interest

The pinnacle of modern luxury and perfection, this extraordinary French Provincial home in the heart of Balwyn is a true entertainer's dream, showcasing the finest of finishes and incredible family space. Accentuated by stunning European Oak parquet floors and lofty ceilings throughout, you're introduced to a formal lounge room embraced by a cosy gas log fire, with a designated theatre room the perfect place for hosting movie nights with family and friends. Continue through to an impressive family room, dining zone and a sublime kitchen boasting a full suite of high-end Miele appliances, thick stone benchtops and a butler's pantry with a 3rd oven and a preparation sink. A guest bedroom with an ensuite is placed for convenience, matched upstairs by a comfortable retreat with a built-in storage unit and neighbouring bar/coffee station, and the indulgently large master bedroom featuring a Juliet balcony, large dressing room and exquisite ensuite finished with a freestanding bathtub, double rain shower and dual stone-topped vanity. There is also a home office and a trio of inviting bedrooms, including one with a private ensuite, and a Jack and Jill bathroom that services the remaining bedrooms with ease. Take entertaining to the next level, highlighted by a covered alfresco zone with an outdoor kitchen and seamless access to an easy-to-maintain backyard. Finished with video intercom, automatic front gates, ducted heating/air conditioning/vacuuming, CCTV, double-glazed windows, high ceiling and full-height doors, and a triple auto garage. Zoned for Balwyn High and Balwyn North Primary school, both within a 1 kilometre walk, this home has convenient public transport access to Kew or Balwyn private schools including Fintona, Genezzano or Camberwell Grammar. It is just over 1 kilometre to well-regarded public schools including Kew High, Deepdene Primary School and Balwyn Primary School as well as Balwyn North kindergarten. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>