

46 Fortuna Avenue, Balwyn North, Vic 3104

 **RE/MAX**

House For Sale

Friday, 3 May 2024

46 Fortuna Avenue, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 892 m2

Type: House



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\$2,150,000 - \$2,300,000

A genuine icon of the mid twentieth century, masterfully curated by the renowned Robin Boyd, this landmark, four bedroom, three bathroom, brick, 1948 constructed residence has been renovated and extended to present a sweeping family classic in the zone for Balwyn High School. Distinguished by soaring vaulted ceilings, huge light-letting windows and a delightful, entertainers' connection to its exquisitely landscaped garden allotment this is a home to proudly defy cliché. Ambiently warmed by hydronic heating with exposed bricks, natural timber surfaces and leafy garden vistas in all directions, the home's natural earthiness is richly welcoming as it reveals a contemporary kitchen / dining – with fireplace – and a lofty living room. Appointed with a full suite of Miele appliances – including induction cooking, an oven, steamer, microwave, coffee machine and an integrated dishwasher – the kitchen is finished in stone and crafted for gourmet cooking, whilst also offering double door connection to an alfresco dining area that is privately set under the shade of a superb Flame Tree. Flowing through a separate family room with another fireplace, the home presents a separated main bedroom sanctuary with ensuite, walk-in robes, electric block-out blinds and easy connection to the backyard. Meanwhile, upstairs, another bedroom enjoys its own ensuite, a wall of built-in robes and the warmth of its own fireplace. Additional highlights of this unique home include a new central family bathroom with decadent sub-floor heating as well as built-in robes in the remaining bedrooms and a brilliant laundry with a drying rack over the heater, plus there is polished hardwood flooring, split system heating and air conditioning as well as a double lock-up garage with additional driveway parking for another three vehicles. Land size: 892sqm approx. with no heritage overlay.