

5/132 Yarrbat Avenue, Balwyn, Vic 3103



Townhouse For Sale

Wednesday, 17 April 2024

5/132 Yarrbat Avenue, Balwyn, Vic 3103

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Spring Chen
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\$1,950,000 - \$2,100,000

Discreetly tucked within the beautifully landscaped grounds of Manors on Yarrbat, this luxurious residence provides the seclusion, security and absolute privacy sought by discerning empty nesters and small professional families. Embraced by a picturesque yet easy-to-manage garden rich with colour and texture, step inside via large double doors to experience a sophisticated blend of high ceilings, unique polished floorboards and premium window furnishings. At this home's heart, a granite kitchen equipped with Miele/Smeg appliances including an induction cooktop connects easily in one direction with the quiet lounge and dining room and in the other to the large meals, streaming outside via French doors to a stunning paved alfresco with a lush backdrop, water feature and BBQ. Boasting three bedrooms and a versatile study/retreat/fourth bedroom, the two bathrooms and powder room have been recently renovated, enhanced with luxurious Italian tiling. The master bedroom fills the entire width of the top storey and features his and hers walk-in robes and a granite dual vanity ensuite with spa. Zoned for Mont Albert Primary School and Koonung Secondary College, there are buses nearby bound for Box Hill and Chadstone Shopping Centre. Walk to local cafes and restaurants as well as the 109 tram to Balwyn Village, leading private schools and the city.* A safe and secure design within an exclusive enclave* Two living zones plus a versatile study/retreat/fourth bedroom* A gorgeous garden landscape* Multiple split system air-conditioners* Water temperature controls throughout the house* Installed security system* Slide out fittings in pantry* Two large water storage tanks* Ducted vacuum* Internal access to a double auto garage Terms: 10% deposit, balance 60 days