

6 Lexton Street, Balwyn North, Vic 3104



House For Sale

Tuesday, 19 March 2024

6 Lexton Street, Balwyn North, Vic 3104

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 764 m2

Type: House



Stasi Adgemis
0401640853



Nakita Tate
0423720473

\$2,250,000 - \$2,475,000

Californian bungalows continue to captivate the hearts of buyers and admirers with their timeless beauty and enduring character. This superbly presented 90 year old home, with a striking monochromatic silhouette framed by lush green gardens by Award Winning Landscaper 'Iconic Gardens', promises to be no different. A traditional verandah with eye-catching period tiling welcomes you where you can sit and enjoy the garden with traditional white picket fence. The home showcases all the features you'd expect from a creation of this era, including high decorative ceilings, elegant textured plastering, decorative cornices, decorative ceiling roses, sash windows, and timber flooring, which has been stained dark for dramatic effect; bespoke lighting creates a unique juxtaposition throughout. Living spaces within the home are substantial and cater for a range of scenarios. A formal lounge enjoys placement at the entry, complete with an open fireplace for ambience and warmth in the cooler months; its adjacency to a sizeable dining room ensures ease for those who thrive on entertaining, as the spaces meld seamlessly. A well-equipped kitchen with quality appliances and a fresh colour palette is conveniently located next door, overlooking a substantial family room that caters effortlessly for casual endeavours. Encased by expanses of glass, which allow vistas of the backyard greenery to be enjoyed, it provides access to the home's outdoor zone, a place that's perfect for families who enjoy nothing more than relaxing in the fresh air with those they love. An expansive decking area allows for alfresco dining and lounging in unison, while a huge, grassed area surrounded by established gardens provides sanctuary for children and pets; there are also provisions for those who enjoy growing an edible landscape, with the opportunity to expand on this if desired. The significant accommodation is completed by five generous bedrooms. The lower-level houses three of these and a central bathroom, while upstairs, the remaining two bedrooms enjoy the convenience of a Jack-and-Jill ensuite positioned between. Additions to further enhance the stunning offering include gas ducted heating, split system heating and air conditioning, security cameras, a large storage-rich laundry, a video doorbell, two storage sheds, electric gates, an abundance of off-street parking along an attractive red-brick driveway, and a location that's central to a range of desirable amenities. These include local buses and trams, a variety of highly sought after public and private schools such as Balwyn High School, Xavier College and Genazanno College, open green spaces like Macleay Park and Hislop Reserve, Boroondara Sporting Complex, and a number of popular shopping precincts, cafes, and restaurants. An inspection of this picturesque abode will delight, so schedule yours without delay to avoid disappointment. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.