

# 64 Sutton Street, Balwyn North, Vic 3104

 Real Estate

## House For Sale

Wednesday, 31 January 2024

64 Sutton Street, Balwyn North, Vic 3104

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 715 m2

Type: House



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## Contact Agent

This impressive Tuscan-inspired two-storey family home ticks all the right boxes with a Balwyn High zone location, luxurious appointments plus spacious light-filled living areas coupled with excellent indoor/outdoor entertaining areas – perfect for family relaxation and enjoyment. The interior of impressive proportions features a tiled entrance hall flowing to a formal sitting and dining room combined, a study, downstairs guest bedroom with built-in robes and dual ensuite and a laundry. Through to an expansive lower level family domain, incorporating and superbly equipped kitchen with granite bench tops, Jarrah timber cabinetry and prestige Smeg appliances; opening to a gas-heated undercover entertaining area overlooking a private hedge-lined garden. Plus an indoor gas and solar-heated pool and spa with adjoining bathroom/change area. A further four bedrooms are positioned upstairs where a generous main has a WIR and spa bath ensuite; alongside a retreat or study area and a family bathroom. Other comprehensive features include video intercom entry, alarm, ducted heating, cooling and vacuum, surround sound and Heat 'n GloFP (living), 5-star energy rating, landscaped gardens, garden shed, rain water-tank, remote gates and double garage with secure internal access. This stand out home is perfectly situated in a quiet street within walking distance of North Balwyn Village shops and cafes plus North Balwyn and St Bede's Primary Schools or Merrell Kindergarten. Enhanced by its proximity to Macleay Park, Yarra parklands and public transport options, including Doncaster Road trams. All providing easy access to an array of Melbourne's finest schools and access to the CBD via the Eastern Freeway – underpinning this highly desirable location.