

# 7 Balyarta Court, Forest Hill, Vic 3131



## House For Sale

Monday, 27 November 2023

7 Balyarta Court, Forest Hill, Vic 3131

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 607 m2

Type: House



Yuni Kim

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Thinh Cu

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## **Auction (\$1,450,000 - \$1,550,000)**

**THE PROPERTY** Proudly positioned in a tranquil court, this towering home offers five-bedrooms and a luxurious lifestyle. Immaculate gardens and an impressive façade invite you inside, where you'll discover an array of living spaces to enjoy including the dedicated study, a sitting room (or fifth bedroom), a plush formal lounge, and vibrant family and dining zone. Here the modern kitchen takes centre stage, flaunting a huge stone waterfall bench with breakfast bar, Miele appliances, glass splashbacks and an opulent walk-in pantry/laundry complete with stone surfaces and an additional wall oven. Glass sliding doors open up to reveal two paved alfresco zones for entertaining, framed by lush greenery. Journeying upstairs, an ornate chandelier hangs above, while the lavish main bedroom includes built-in and walk-in robes, plus an ensuite with a huge shower, double vanity and toilet. Three further first floor bedrooms include built-in robes and split systems and are serviced by the luxe family bathroom conveniently located alongside.

**THE FEATURES**

- Luxurious five-bedroom, two-bathroom plus study family residence
- Sleek stone kitchen with waterfall countertops, breakfast bar and first class appliances
- Palatial main bedroom boasts dual walk-in robe & lavish double vanity ensuite
- Three further robed bedrooms, with a fifth on the ground floor
- Family bathroom with bath, shower, vanity & separate toilet
- Two serene paved alfresco zones, perfect for entertaining
- Remote double garage with rear access & adjoined storage shed + an extra parking space
- Ducted heating system (Regularly serviced)
- Split system A/C in each bedroom upstairs (Regularly serviced and installed new filters recently)
- Plantation shutters throughout
- Water tank & irrigation system throughout gardens

**THE LOCATION** Boasting an outstanding location, just a short walk to Burwood Heights Primary, Emmaus College and Forest Hill College, with ample shopping destinations nearby including Burwood One and Forest Hill Chase, plus plenty of local parkland and transport options within easy reach. Onsite Auction, Saturday 16th of December at 12pm.