

**7 Elliott Avenue, Balwyn, Vic 3103**

**Nelson Alexander**

**Sold House**

Wednesday, 4 October 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Laurence Murphy  
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## Contact agent

Blending the beauty of period architecture with the luxury and space that our modern day demands, this Californian Bungalow is a soothing family sanctuary in the sought-after Balwyn High School zone. Elevated from the street in a pretty garden setting, the home captures a shower of sunshine and leafy outlooks through its four-bedroom plus home office layout. Welcomed by 10-foot strapped ceilings and Baltic floors, the home exudes an inviting ambience, enhanced by bright bay windows, cosy open fireplaces, and ornate timber features. Formal lounge and dining rooms sit side-by-side, providing seamless entertaining beside ornate decorative fireplaces. A contemporary granite-topped kitchen introduces the modern open-plan living domain, providing a host of European appliances and abundant storage including a central island preparation bench. Devoting space for daily relaxation and family meals, the space extends through French doors to the gardens for indoor-outdoor celebrations. A brick patio is dappled by northern light through lush treetops, promoting alfresco dining beside the sprawling gardens where kids can play. The accommodation pairs four lavishly sized robed bedrooms with three elegant bathrooms, while a dedicated home office provides versatility as a fifth bedroom. Finished by a European laundry, and plenty of off-street parking including a tandem carport, the home is cocooned in modern comfort, providing ducted heating, split system air-conditioning, solar electricity, a security alarm, and two water tanks. Occupying 696m<sup>2</sup> (approx.) with no covenant or overlay restrictions, the home fosters a fabulous family lifestyle today, while tempting a brand-new dream home or unit development (subject to council approval). In an area sought after by families, the site is within an easy amble of Gordon Street Reserve, Macleay Park, city-bound buses and trams, and Deepdene and Balwyn's vibrant shopping strips including Palace Cinemas, while minutes from the Eastern freeway for a quick CBD commute.