

**8 Yarrbat Avenue, Balwyn, Vic 3103**

 **RE/MAX**

**House For Sale**

Friday, 17 May 2024

8 Yarrbat Avenue, Balwyn, Vic 3103

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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**\$3,380,000 - \$3,680,000**

A spectacularly large haven of family style and sophistication in the zone for Balwyn High School, this elegant, Englehart built French Provincial-styled contemporary classic reveals a lavish floor plan with five bedrooms, four bathrooms, two offices and a sumptuous alfresco flow. Grandly elevated in one of the area's preferred treelined streets where sweeping views to the city skyline are proudly revealed, this is a palatial home to suit the most discerning of families. Crafted for gourmet cooking and tasteful entertaining, a Miele-equipped kitchen with stone benches, a Butler's Kitchen and a walk-in pantry is organised around a wonderful waterfall-edged island that is perfect for the morning rush hour or relaxed pre-dinner drinks. Seamlessly, the open-plan extends outdoors to undercover alfresco dining, a paved entertaining area and easy-care gardens, plus there is a more formal dining room, a lounge and vast upstairs living, ensuring there are plenty of spaces to gather and plenty of spaces to be alone. Upstairs, the main bedroom is remarkably large with its own north-facing terrace, an opulent (spa) ensuite and twin walk-in robes, as well as a huge home office. Meanwhile, a second bedroom enjoys its own ensuite and the third bedroom is set downstairs with semi-ensuite access to a central bathroom, whilst the remaining two bedrooms share semi-ensuite access to the home's fourth bathroom. The city view can be seen from the living room, balcony and bedroom windows on the second floor; the famous developer Englehart is located about 1km around; The room contains a large rainwater storage facility underground. Accessed securely via intercom at the front gate, with keyless entry and a security alarm, the home is fully secure and also features an internally accessed double garage as well as additional secure driveway parking for another two vehicles. Further highlights of this quality-rich home include upstairs and downstairs laundries, as well as Oak flooring, solar power, ducted vacuum, central and zoned heating and air conditioning. Zoned not only for Balwyn High School, but also for Balwyn Primary School, this is a premier location near wonderful cafes and dining on Balwyn Road and Whitehorse Road where the shopping options are also first class. It is 5 minutes away from the commercial centre and is quiet; Yarrbat Avenue can also be called as Blue ribbon road plus you have city-bound trams and easy access to a selection of elite private schools that include Fintona Girls School, Genazzano College, Camberwell Grammar School and Camberwell Girls Grammar. There are also many famous park including Maranoa Botanic, Beckett Park and Balwyn Park. It can be reached in around 10 minutes on foot's.