

9 Kyora Parade, Balwyn North, Vic 3104

 Real Estate

House For Sale

Thursday, 9 May 2024

9 Kyora Parade, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 836 m²

Type: House



David Smith
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\$2,200,000 - \$2,400,000

Perfectly positioned within a deep north-facing allotment in the tightly held Riverside Estate, this charming solid brick period residence's exceptionally generous and elegantly presented dimensions are cleverly zoned for modern family lifestyles with a focus on indoor-outdoor living and entertaining. Timber floors flow through the central arched hallway to an elegant sitting room or 4th bedroom with open fire and to the graciously proportioned living and dining room with a fireplace and bi-fold doors opening to a paved west-facing terrace. Streaming with northern light, the superb modern kitchen appointed with Miele/Bosch appliances and the family dining room open to a large terrace and the deep private north-facing garden. The glorious main bedroom with walk in robe and en suite and a study are matched by a children's wing comprising two robed bedrooms, a retreat and bathroom. Ideal for immediate family enjoyment while offering scope to easily extend if desired, it includes hydronic heating, RC/air-conditioner, laundry, studio/home office and garage. Just a short walk to the Koonung Creek Trail and Hays Paddock, it is also close to North Balwyn Village, trams, Kew High and other premium schools and freeway access. Land size: 836sqm approx.