

**9 Tuxen Street, Balwyn North, Vic 3104**



**Sold House**

Monday, 23 October 2023

9 Tuxen Street, Balwyn North, Vic 3104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1115 m2**

**Type: House**



Tony Chen

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## Contact agent

This impeccably balanced home seamlessly melds classic and contemporary aesthetics, presenting an irresistible, fully-renovated residence. It enjoys a commanding position on the elevated side of a picturesque tree-lined street within the sought-after Balwyn High School zone. Abundant windows grace both the northern and southern walls of the spacious lounge room, featuring a luxurious marble open fireplace. These windows spill out to a sun-drenched covered alfresco area, which overlooks a charming, private north-facing rear garden. For moments of tranquility, a serene library or spacious home office beckons, offering the convenience of expansive double sliding doors leading to a covered west-facing terrace, perfect for unwinding in the afternoon. The dining area is ideal for entertaining and flows seamlessly into the open-plan family room, meals area, and a kitchen adorned with elegant granite countertops, a glass splashback, Miele appliances, and ample cabinetry. The four generously-sized bedrooms include a master suite with dual walk-in robes and an ensuite adorned with fully-tiled granite finishes. Additional features encompass a second granite bathroom, gas ducted heating, refrigerated cooling, and a double automatic garage with a workshop area. This property is ideally located near shopping precincts and tram routes for effortless access to private schools and the CBD. Consider the potential for future extensions or new construction (STCA).