

# 96 Balnarring Road, Balnarring, Vic 3926

HOMES & ACREAGE

## House For Sale

Wednesday, 17 April 2024

96 Balnarring Road, Balnarring, Vic 3926

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2622 m2

Type: House



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**\$2,600,000 - \$2,800,000**

Ready for the grand reveal of a stunning total transformation, this recently completed oasis with deluxe tradie's workshop weds generous dimensions with state-of-the-art contemporary design to deliver the perfect package for families just walking distance to Balnarring village. Beyond an electric gated entry and a long driveway well removed from the main road on two-thirds of an acre of exceedingly private parklike native gardens, the five-bedroom, 2.5 bathroom residence is defined by a relaxed coastal aesthetic elevated by high end finishes and a designer's eye for elegance. Cleverly crafted with a family focus and sweeping single level floorplan, the residence features an expansive primary living area between high ceilings with Velux windows and engineered French oak flooring, punctuated by a gas log fireplace in a stone surround. The second lounge through sliding barn doors provides the perfect space for Netflix and nibbles. The Pinterest worthy culinary kitchen is divinely appointed with a curvaceous stone benchtop, butler's pantry and premium Franke appliances. The interconnecting dining zone provides built in bench seating and a striking seagrass chandelier, while the vast sun deck beyond sliding stacker doors invites outdoor dining on balmy afternoons. The opulent master bedroom with dressing table and walk-in robe is complemented by an elegant ensuite with a walk in rainshower. Down the hall, children or house guests are indulged in the French travertine main bathroom, which hosts the most inviting solid stone bath tub. Around 900m to the village, with the kindergarten, primary school, Heritage Tavern and beach just beyond, this spectacular home includes a powder room, reverse cycle ducted heating and cooling, double glazed windows, solar panels, a 10 x 20m machinery shed with wood heater, a chook house, veggie gardens, an inground trampoline and built in firepit. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au) Features:

- State of the art coastal hideaway
- Expansive living area with skylight windows
- Built-in bench seating in dining zone
- 2nd lounge with sliding barn doors
- Gourmet kitchen with stone benchtops
- Franke appliances (2 ovens, cooktop & dishwasher)
- Butler's pantry
- Farmhouse sink
- Billi filtered instant hot/chilled/sparkling water
- Sliding stacker doors to sun deck
- Family bathroom with solid stone tub & French travertine tiling
- Master ensuite
- Powder room
- Engineered French oak flooring
- Double glazed commercial grade windows
- Gas log fireplace
- Outdoor shower
- Reverse cycle ducted heating & cooling
- 10 x 20m machinery shed/workshop (3.6m roller door, wood heater, epoxy floors, hoist-ready, powered & fully insulated)
- Generous paved off-street parking & ample clearance to turn a boat/caravan around
- Double garage
- Firepit
- Chook house
- Water tanks with pump to vegetable garden
- Australian native gardens
- Inground trampoline
- Solar panels
- Electronic gated entry with camera