

97 Yarrbat Avenue, Balwyn, Vic 3103

KAY & BURTON

House For Sale

Thursday, 18 April 2024

97 Yarrbat Avenue, Balwyn, Vic 3103

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 2011 m2

Type: House



Sam Wilkinson
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Private Auction Saturday 11 May

Seclusion and serenity shaped by layers of landscaped greenery create a magnificent family lifestyle milieu for this extensive six bedroom, 3.5 bathroom residence with a tennis court, swimming pool and pavilion on a vast 2011 sqm approx. north-facing rear allotment. By Beckett Park in the Balwyn High School zone, an architect-owner renovation from Neil Architecture has sympathetically and meticulously enhanced this extensive 1970s sanctuary originally designed by the great J. Dale Fisher. Automatic gates and a country lane driveway edged in tall gumtrees reveal a serendipitous setting where capturing light and expansive garden vistas stands this stunning double-storey family residence. Ground-floor entry to powder and cloakrooms leads to a southside wing with a rumpus room, two fully-fitted bedrooms and a handy home office beside an internal remote-control double garage. Further accommodation is located upstairs where complemented by two beautifully updated bathrooms and a huge undercover balcony are four additional bedrooms with ceiling fans including three with built-in robes and a superb main bedroom lined with Black Bean panelling that features a walk-in robe, built-in robes and a luxurious freestanding bath ensuite with American Walnut joinery. Exquisite original Black Bean panels, polished concrete flooring and banks of expansive glazing highlight a series of spaces designed for relaxed enjoyment and effortless entertaining including a lounge room with a library wall, formal dining room, a family/meals area with a workstation study and Stovax wood fireplace adjoining a brilliantly updated kitchen boasting top-line V-ZUG induction, steam and combi-air appliances. Connections to the garden are all around and once outside the emphasis is clear as set amidst the tranquil botanical grounds are a sweeping undercover veranda, a wonderful entertainment pavilion with an open fireplace and roof garden, a solar-heated horizon-edge pool with a sundeck and full-size Modgrass flood-lit tennis court. There's also a vegetable garden area, 19000-litre rainwater tanks and ample off-street parking. Other excellent attributes of this exceptional home include hydronic heating, split-system air-conditioning, 5kW solar electricity with a BYD battery, video intercom and electric blinds and awnings. This compelling property has been expertly and passionately enriched for an amazing indoor-outdoor family lifestyle close to leading schools, Beckett Park-Maranoa Gardens, Balwyn cafes and shopping, Boroondara Sports Complex and Whitehorse Road trams.