

# 97A Yarrbat Avenue, Balwyn, VIC, 3103

## House For Sale

Sunday, 2 July 2023



97A Yarrbat Avenue, Balwyn, VIC, 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Vic Apakian

## **LARGE LUXURY FAMILY HOME**

Set in the prestigious and much sought after Yarrbat Avenue, plus Balwyn High School Zone, this beautiful two storey family home has all the luxury features and high quality finish one would expect. Upstairs there are three large bedrooms, all with built in robes and with the master having its own ensuite bathroom. A second large bathroom also includes a bath. There is a smaller 4th bedroom or study. In addition there is a large north facing balcony running across all three bedrooms.

Downstairs, there is a large study fitted with fully equipped office with desk and cabinets, a separate powder room, plus a very large North facing living room with full height windows, overlooking the garden, dining area and a large fully equipped modern kitchen with Calcutta stone benches and Miele appliances.

Off the living space, there is a large undercover alfresco patio, ideal for outdoor entertainment with full dining area, built in heater and refrigerator, BBQ and sink. Within the patio, there is a third full bathroom .

The house has ducted heating and refrigerated cooling system, secure entry with video intercom, electric gates and two car garage with separated workshop.

### **Nearby Schools:**

Balwyn High School

Balwyn North Primary School

Balwyn Primary School

Fintona Girls' School

Deepdene Primary School

St. Bede's Parish School

Camberwell Grammar School

Genazzano FCJ College