

98 Greythorn Road, Balwyn North, Vic 3104



House For Sale

Tuesday, 7 May 2024

98 Greythorn Road, Balwyn North, Vic 3104

Bedrooms: 5

Bathrooms: 5

Parkings: 6

Area: 701 m2

Type: House



Ray Tian

0385380588

EOI Closing Tues 11 June at 5pm

Christened Notre Niche, this exquisite home takes inspiration from classical French provincial architecture brought to life by DEBREU Constructions and Phillip Mannerheim, one of Melbourne's most respected architects. Phillip's grand designs have been associated with some of the most valued properties in the market, and with recent restrictions made to local building regulations, no new properties will be allowed the same height and grand dimensions as Notre Niche. This stunning home is surrounded by lush manicured gardens and sits upon an elevated 701 square metre approx block. It offers approximately 88 squares of lavish living and entertaining spread throughout three spacious levels, with five generously sized bedrooms and an option to convert the office to a sixth bedroom. The ground floor entrance features a custom solid American Oak front door with wrought iron insert, and opens to a stylish foyer laid with ornate French Chevron oak flooring. The foyer flows to an imposing formal living area with fireplace while the adjacent home theatre/cinema room is complete with its own built-in bar and bathroom. Larger families may choose to combine these rooms to create a second executive master suite. The garage offers over 100 square metres of space to easily accommodate up to six vehicles with room for a small gymnasium. Wine, spirit, and cigar connoisseurs will love the walk-in hand-crafted wine cellar built with solid American Oak. And for the ultimate indulgence, a lift as well as elegant carpeted staircases are provided to service all three levels. On the light-filled second floor, visitors will feel right at home in the executive guest room while the family business is run from the home office, which can be converted to a formal dining room or additional bedroom. The large guest bathroom has floor-to-ceiling tiles and the separate laundry room offers wall-to-wall custom cabinets plus Calacatta-style imported tiling, with convenient access to the Italian-tiled raised courtyard behind the home for those who require a private retreat. Bringing everyone together is the large family room for meals and entertaining, which features a floor-to-ceiling stone TV wall housing a screen size of up to 100 inches. The main kitchen boasts top-of-the-line Gaggenau appliances and a butler's 2nd kitchen area, all adorned with fine Estatuario book-matched "marble" stone. Beyond the living area an in-ground self-cleaning swimming pool and covered alfresco beckons. The latter is complete with its own outdoor kitchen with built-in BBQ including wok burner and stone bench tops. Ascending to the third floor reveals one of the best features of Notre Niche; majestic, seemingly endless views of the northern and eastern horizons. Each of the four spacious, light-filled bedrooms on this level offer generous built-in/walk-in robes and ensuites with imported Calacatta tiles. The master suite features a glamorous dressing room, sitting area, and deluxe ensuite drenched in light with quality fittings and fixtures at every turn. State-of-the-art technology stamps this home with convenience to the highest degree. Zoned ducted whole-house air conditioning and heating will keep everyone comfortable while the ducted vacuum system will help maintain a clean and dust free environment. For security, indoor sensors provide protection while six external CCTV full-color HD cameras can be monitored via TV, phone, iPad or computer. Notre Niche is positioned within the prized Balwyn High School zone and is also in the heart of Melbourne's private school district. Greythorn Park and Gordon Barnard Reserve are within a short walking distance. Greythorn Shopping Centre and The Village are nearby providing easy access to shops, restaurants and cafes, while Westfield Doncaster is a few minutes by car. Local buses and access to the Eastern Freeway are only a few blocks away.