

# 1/23 Rangeview Grove, Balwyn North, Vic 3104



## Townhouse For Sale

Tuesday, 2 July 2024

1/23 Rangeview Grove, Balwyn North, Vic 3104

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Type: Townhouse



Rod Yan

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Oliver Hu

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

Placed in a superior tree lined address and neighbourhood, this sophisticated brand new 45 square home is a showcase of lifestyle and luxury. Opulently crafted with meticulous attention to detail and design with securely gated, formal gardens guiding you inside to a grand foyer and light soaked study. Renowned for its zoning and walking proximity to Balwyn North Primary and esteemed Balwyn High School. Herringbone engineered oak floors are complemented by oversized skirting boards, square-set ceilings and premium pendant lighting for the ultimate design palette. Ideal for extended family and guests with a ground floor and upper master suite, plus a further two bedrooms, each with WIRs and floor to ceiling tiled ensuites with luxe Villeroy and Boch tapware and sinks, smart WCs with auto flush bidets. All levels are serviced by an internal lift. Congregate in the living and dining room with masterpiece venus gold waterfall marble kitchen, Miele appliances including induction and gas cooktop, integrated fridge/freezer, dishwasher plus a separate semi-butler's pantry for servicing guests. Step outside to the quiet, low maintenance entertaining deck and landscaped gardens. Wine and dine guests further with a lower level lounge, cellar and theatre room appointed with screen, Epson projector plus Yamaha 7.2 surround sound, serviced by a guest bathroom, and 5th amenity for the residence, plus outside patio. The children have their own plush living/retreat accompanying their lavishly attired bedrooms, displaying wall to wall integrated storage plus front balcony access to embrace the city views. Close proximity to St Bede's Catholic Primary and a quality selection of private Kew colleges. Stroll to Macleay Park, and minutes to Hays Paddock, Kew Golf Club and High Street cafes, restaurants. Connected to city tram/bus services on Doncaster Road. Handy to Westfield Doncaster, Box Hill's international cuisine, and the freeway. A fine selection of inclusions: 3m high ceilings on ground/level 1, solid timber staircase with decorative wrought iron balustrade, premium video keyless entry, zoned Daikon refrigerated heating/cooling, slab heating downstairs plus upper level hydronic panel heaters, double glazed windows, downstairs laundry and guest powder room, quality loop pile carpet, customised cabinetry throughout, sophisticated security alarm and CCTV, water tank, ample storage including a shed and a double remote garage with epoxy resin floor and internal plus rear entry plus video intercom gates and private parking on own driveway.

Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.