

**32 Nott Street, Balwyn, Vic 3103**

 **RE/MAX**

**Townhouse For Sale**

Tuesday, 2 July 2024

**32 Nott Street, Balwyn, Vic 3103**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## **\$1,800,000 - \$1,980,000**

A stylish family sanctuary to exceed expectations in a peaceful parkside position that is zoned for Balwyn High School, this double-story, three bedroom plus open study residence merges a family-friendly sense of proportion with soothing outlooks across the open expanses of Hilda Street Reserve. Brilliantly designed and exuding a timeless sense of elegance, this is a comprehensively up-dated easy-care home with its own frontage and title as well as an effortless flow to a north-facing outdoor entertaining area that is destined to delight lovers of an alfresco lifestyle. Granite bench tops form a tasteful combination with stainless steel appliances and Spotted Gum flooring in a vast light-filled open-plan kitchen / dining / living area that offers a wonderful double door-connection to a new, sun-drenched Merbau deck and easy-care backyard. Meanwhile, a separate lounge room and dining ensure there are plenty of spaces for daily family life as well as year-round entertaining. Sharing easy access to an upstairs living room and an open study area, the bedrooms are each well-removed from entertaining areas and impressively sized with abundant robe storage - the main bedroom with large walk-in robes, attractive park views and a fully-tiled marble ensuite with an independent spa bath. Further highlights of this deceptively large home include an internally accessed remote-access double garage with secure driveway parking for a third vehicle, as well as an upstairs family bathroom, a downstairs powder room, new blinds, new locks, landscaped gardens, full security, an alarm, ducted vacuum, ducted heating, air conditioning and much more. Families will not only cherish the rare privilege of parkland-adjacency, but will also celebrate the ability to walk to Whitehorse Road where the cafes are first class, the dining options are diverse and the shopping is highly convenient, plus you have city-bound trams that connect you to a selection of Melbourne's most elite private schools.