



MARSHALLWHITE

15 Yarrbat Avenue
Balwyn



"Warwick"

Majestically situated within glorious 1,210sqm approx. north-facing garden surrounds, this illustrious period residence blends original elegance with modern comfort in a Balwyn High Zone location near trams & Balwyn Village. Leadlight windows & ornate ceilings define the wide hall, formal lounge/dining, study/4th bedroom & bathroom. Natural light streams through the family room & gourmet kitchen opening to the garden & pool. Upstairs incl. 3 bedrms (main with ensuite) & 3rd bathroom. Ideal for now with scope to update or potential new home/development site (STCA), incl. alarm, water tanks, auto gate & 2xcarport.

15yarrbatavenue-balwyn.com

4 3 2

Auction Saturday 24th March at 2.30pm

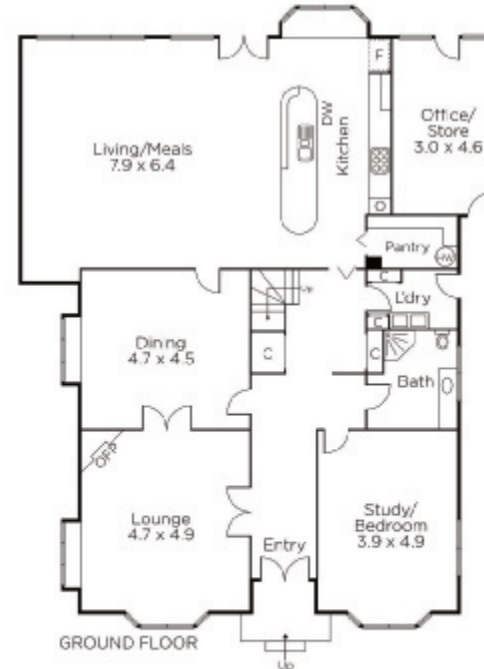
Robert Ding
0418 858 393

Michael Wood
0425 280 191

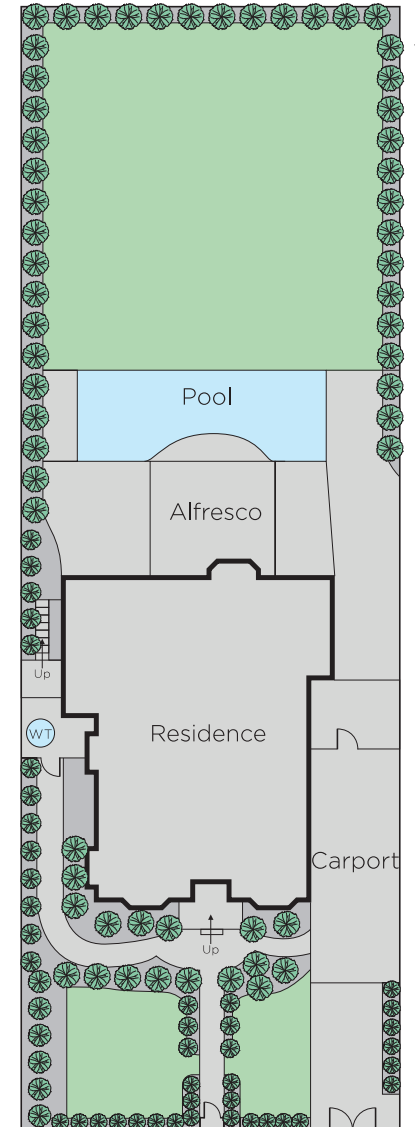
Tori McGregor
0400 633 992



FIRST FLOOR



GROUND FLOOR




MARSHALLWHITE

801 Glenferrie Road, Hawthorn

Disclaimer: Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions. It is your responsibility to obtain independent, professional advice. Personal information collected from you is for security purposes and to contact you should the property sell prior to auction. We may use this information to provide you with other real estate services including referrals to authorised financial services providers. Visit our website at www.marshallwhite.com.au for our privacy policy.