




MARSHALLWHITE

18 Yarrbat Avenue
Balwyn





Superb Balwyn High Zone Family Living and Entertaining

Privately situated behind a high front fence and introduced by a stylish rendered façade and water feature this luxuriously appointed contemporary split family residence offers generous zoned accommodation perfect for families of all ages combined with an exceptional location in the coveted Balwyn High zone. A superb, refurbished interior features beautiful parquetry floors and entrance hall with second level ceiling flowing to a downstairs bedroom with WIR/ensuite, p/room, walk-in linen press/storage with safe, a formal sitting room & dining with bar. A generous family domain includes informal dining & generous living incorporating a brilliant granite & prestige Euro kitchen opening through bi-fold doors to two decks with a BBQ kitchen and City skyline glimpses overlooking a large pool & adjacent cabana. Also leading to a lower-level theatre, laundry with ample storage, wet bar and pool bathroom. Whilst upstairs has 4-bedrooms with BIRs, large main with WIR/ensuite plus a family bathroom and a retreat or study. Other attributes include video intercom, alarm, new carpets, hydronic heating, ducted cooling & vacuum, c-bus wiring, 2nd laundry/utility room, under house storage, auto gates & rem/double garage/storage (I/A).

5  4  2 

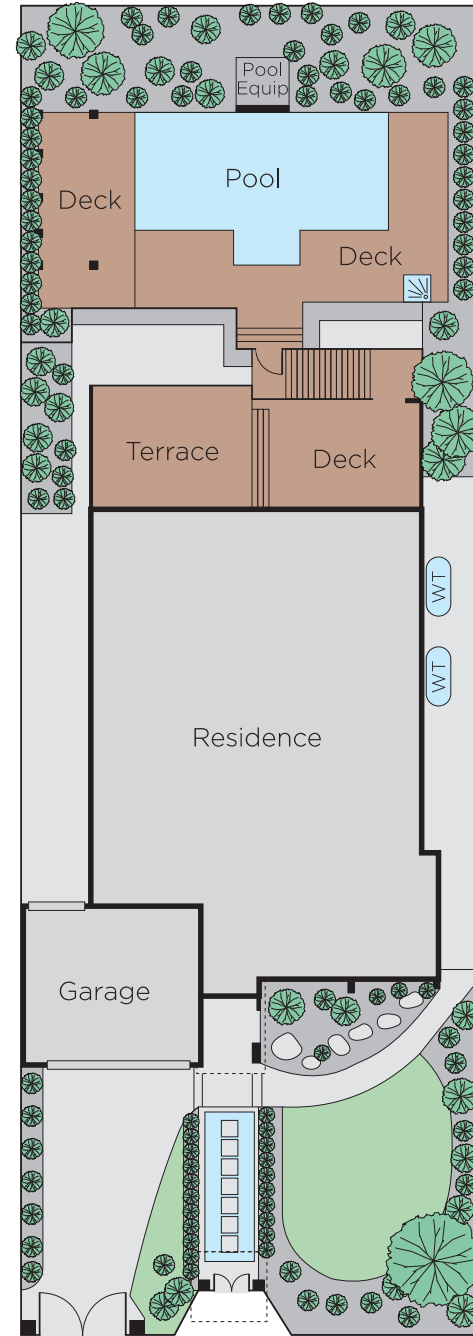
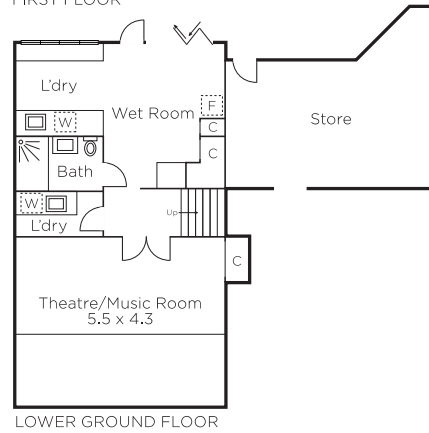
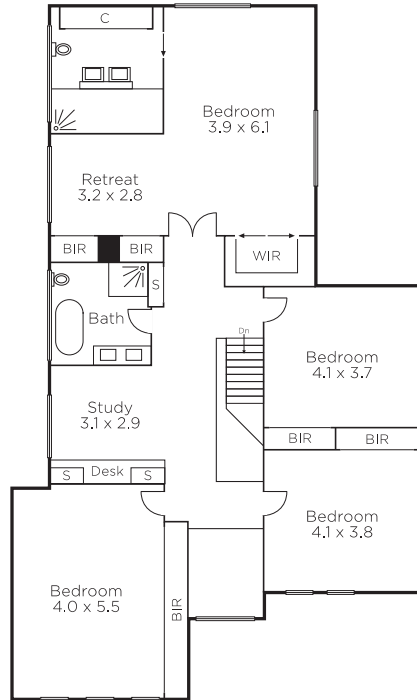
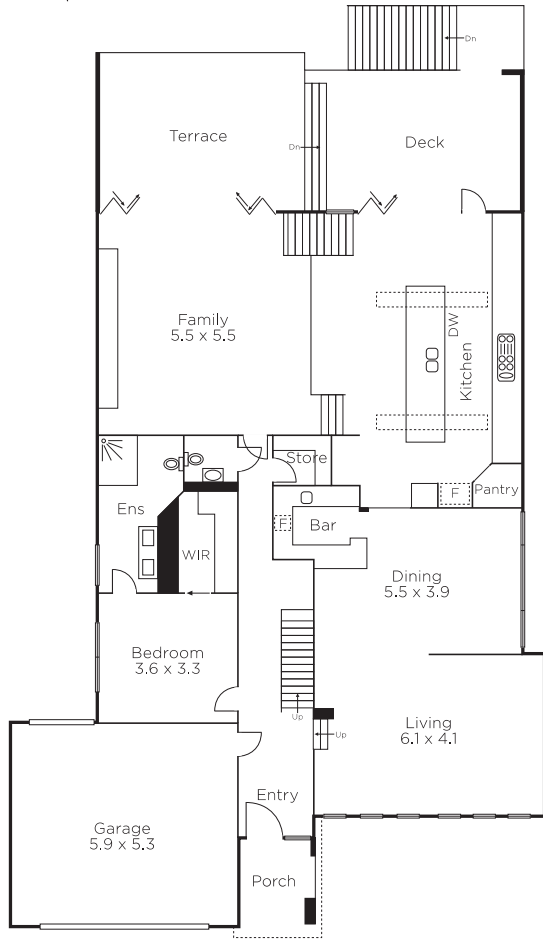
Auction Saturday 8th December at 12.30pm

James Tostevin
0417 003 333

Scarlett Hang
0405 054 888

Antony Woodley | Collins Simms
0421 286 741


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.