



MARSHALLWHITE

25 Balwyn Road  
Canterbury









## "Glenugie" - Golden Mile Precinct Elegance

Gracing a magnificent, lush corner garden allotment & enviably situated on the fringe of the prized Golden Mile precinct this wonderful two-storey period residence is set behind a high front fence & highlighted by the spacious proportions which are the hallmark of homes of its era. It offers both generous & flexible family accommodation, charm & elegance combined with exceptional indoor/outdoor entertaining spaces & options, including a solar heated pool & water feature. Framed by its lovely garden with mature trees the inviting interior features arched Baltic Pine hallway, formal sitting room with OFP & dining with marble OFP, 5-bedrooms, main with WIR & ensuite plus two pristine family bathrooms & a large upstairs retreat. A superb family domain with vaulted ceilings incorporates a laundry & fully equipped kitchen with CaesarStone benches, Smeg S/S stove & Miele integrated dishwasher overlooking the pool; plus full-height French doors opening to a northern sandstone paved entertaining area protected by tall hedges. Features include alarm, d/heating, R/C air conditioners, 450-bottle wine cellar, watering system, 23,000ltr underground tank, workshop/storage, p/room & rem/double garage. Land size: 1,030sqm approx.

[25balwynroad-canterbury.com](http://25balwynroad-canterbury.com)

5  3  2 

Auction Saturday 24th March at 2.30pm

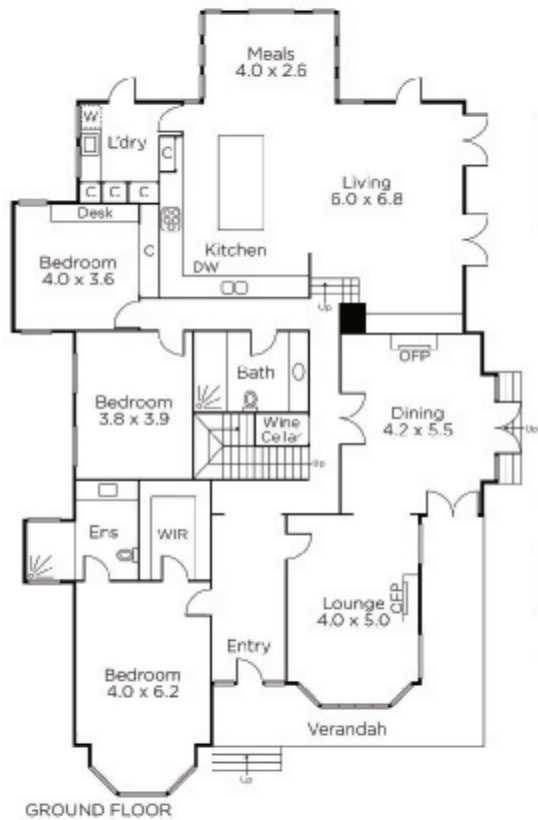
**James Tostevin**  
0417 003 333

**Nikki Van Gulick**  
0419 325 911

**Scarlett Hang**  
0405 054 888

  
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](http://www.marshallwhite.com.au) for our privacy policy.