

13 Balfour Ct, Berwick, VIC 3806

Sold - 1/11/2024

House 4 1/2 2 1/2



## Spacious Family Entertainer with Stunning Views in Berwick

Sitting on an elevated and sizeable 653 m<sup>2</sup> block of a quiet court, this grand home is a beauty designed for a family that's social and loves to entertain.

Offering gorgeous south-eastern views from the upstairs wrap-around balcony and a lovely front façade, this home embodies what Northside Berwick living is all about.

**Open for Inspection**

By Appointment.

With four bedrooms, a study and two bathrooms, 13 Balfour offers an additional three spacious living areas for a growing family to enjoy.

At the heart of the home, the open-plan living, dining and kitchen is tiled for easy cleaning, offers energy-efficient LED downlighting and plenty of natural light. The well-appointed timber kitchen features a gas cooktop, electric oven, ample bench space and storage for meal prep and tucking away all your kitchen gadgets.

Bedrooms are spacious and carpeted with built-in robes while the master bedroom has a walk-in robe as well as a private ensuite.

The formal lounge/dining room is adorned with decorative pillars and offers veranda access where family and friends can come together for special events or a casual weekend barbeque. The outdoor entertainer's area features tiered outdoor decking with built-in BBQ and plenty of space to socialise.

Downstairs, a spacious rumpus room with polished cypress timber flooring, acoustic strawboard roofing and a wet bar will ensure the celebrations continue. Also downstairs a modern laundry with additional storage and powder room offer additional convenience.

Additional amenities include high ceilings throughout, ducted heating, evaporative cooling, a double lock-up garage with internal/rear access, a downstairs storage room with external access there are simply too many features to list.

Enjoy living only a short stroll to Berwick Village shopping precinct, take a stroll through Wilson Botanic gardens and just down the road are a wide variety of quality schools.

Look no further, inspect this home today.

Property Specifications:

4 1/2 Four bedrooms, a study, two bathrooms and a double lock-up garage with rear and internal access

**Listed By**

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