



Grand-Scale Luxury

5 4 2

Boasting the trademark quality synonymous with Englehart Homes, this beautifully finished and lavishly appointed two-storey family residence parades substantial 5 bedroom, 4 bathroom proportions on a secure low-maintenance allotment just moments to thriving Balwyn Shopping Centre, city trams and key private schools. Perfectly positioned at the Balwyn Road end of a majestic tree-lined avenue (Balwyn High School zone), a wide and endlessly deep entrance hall lined with exquisite Oak floors heralds a series of impressive spaces, including crowd-pleasing Miele-fitted kitchen with walk-in-pantry and fully equipped separate scullery, generous adjoining living/dining expanses progressing to easy care gardens and covered alfresco decking, sitting/music room (gas fireplace), guest bedroom (marble ensuite), spacious study, light-filled upstairs living room, King-size Main bedroom with large private

8 Yarrbat Avenue



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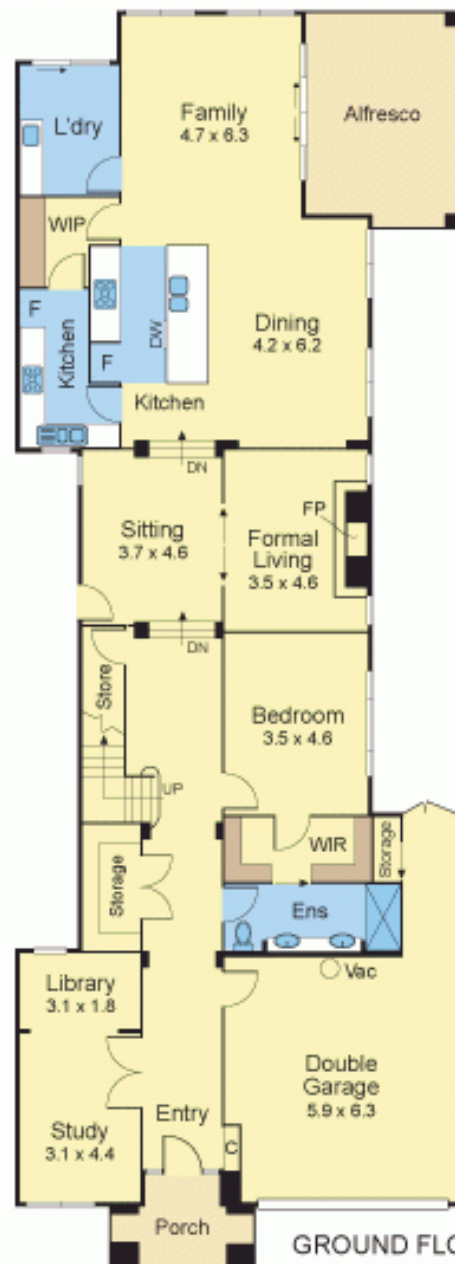
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GROUND FLOOR



FIRST FLOOR

