

## Berwick, 13 Balfour Court

Spacious Family Home with Exceptional Entertaining Features in Prime Berwick Location - Available for rent!

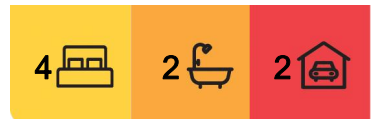
- \* The property is not furnished.
- \* Fully Furnished Option Available.

Nestled in a quiet court and just a short stroll to Berwick Village shopping precinct, this stunning four-bedroom family home offers an exceptional lifestyle. Enjoy leisurely walks through the nearby Wilson Botanic Gardens, 4 minutes driving distance to Parkhill Plaza Shopping Centre and access to a range of quality schools and restaurants just moments away. Designed for social families and entertaining, this house boasts multiple living spaces and modern conveniences.

This spacious family home features four carpeted bedrooms with built-in robes, including a master suite with a walk-in robe and private ensuite, as well as a separate study ideal for working from home. With three generous living areas, including an open-plan lounge,



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**For Lease**  
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[ljhooker.com.au/NCZHC2](http://ljhooker.com.au/NCZHC2)

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**(03) 9600 2166**

dining, and kitchen filled with natural light, and a downstairs rumpus room complete with a built-in bar, there's ample space for relaxation and entertaining. The well-equipped timber kitchen offers a gas cooktop, electric oven, ample bench space, and storage for all your culinary needs. Outdoor entertaining is a breeze with a dining area that opens to a veranda and tiered decking, featuring a built-in BBQ, perfect for gatherings with family and friends.

Additional Features:

- High ceilings
- Ducted heating
- Evaporative cooling
- Modern laundry with storage
- Powder room
- Spacious storage room with external access.
- Parking: Double lock-up garage with internal access.

\*\*\*\*\*Arranging an inspection is easy!\*\*\*\*\*

To book a time to inspect, simply click on the Book an Inspection Time button OR click Contact Agent, email through your details so we can reply with available appointment times for you to register to inspect. By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment.

## More About this Property

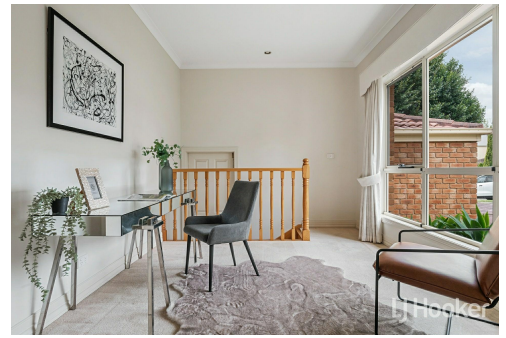
<b>Property ID</b>	NCZHC2
<b>Property Type</b>	House

**Ricky Wang 0450 626 998**

Property Investment Manager | [leasing.cityresmelbourne@ljhooker.com.au](mailto:leasing.cityresmelbourne@ljhooker.com.au)

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