

## Berwick, 13 Balfour Court

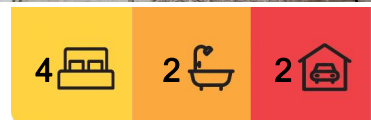
Spacious Family Entertainer with Stunning Views in Berwick

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 fae, this home embodies what Northside Berwick living is all about.

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.



**For Sale**

\$1,000,000 - \$1,100,000 i¼ Price Negotiable i¼%

**View**

[ljhooker.com.au/N8HHC2](http://ljhooker.com.au/N8HHC2)

**Contact**

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**LJ Hooker City Residential**  
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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:

- \* Four bedrooms, a study, two bathrooms and a double lock-up garage with rear and internal access
- \* An ultimate entertainer with an outdoor alfresco area with tiered decking and built-in barbeque as well as a giant rumpus room with wet bar
- \* Gorgeous south-eastern views from the upstairs wrap-around balcony
- \* Storage galore, high ceilings throughout, ducted heating, evaporative cooling
- \* Short stroll to Berwick Village shopping precinct, Wilson Botanic gardens and a wide variety of quality schools.

## More About this Property

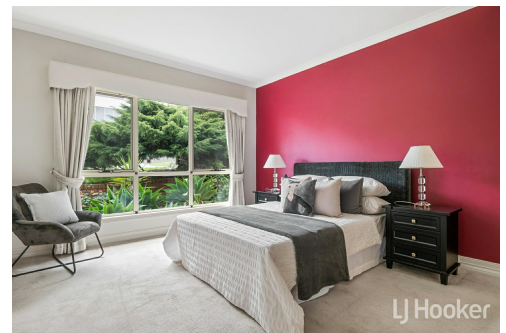
<b>Property ID</b>	N8HHC2
<b>Property Type</b>	House
<b>Land Area</b>	653 m <sup>2</sup>

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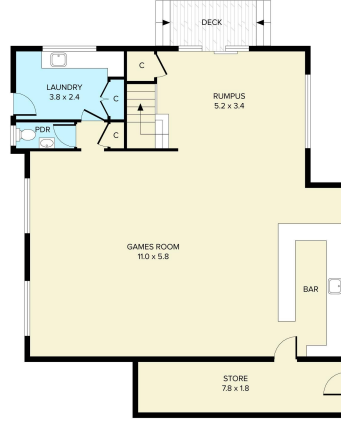


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GROUND FLOOR



LOWER GROUND FLOOR



SITE PLAN

Internal Area: 345m<sup>2</sup>

THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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