

## Contemporary Ground Floor Living With Huge Courtyard



## For Sale

G13/188 Whitehorse Road, Balwyn VIC 3103

 2  2

\$580,000

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### Contemporary Ground Floor Living With Huge Courtyard

Privately nestled on the ground floor of the exclusive Botanica complex, this bespoke apartment is brimful of northern sun and provides the unique advantage of a huge entertainer's deck.

Underscored by timber floors and finished to elite standards, the open-plan living/dining area is soaked in natural light, and served by a sleek kitchen luxuriously appointed with stone benchtops, premium appliances and ample storage.

Appreciate the space offered by 2 robed bedrooms (main with WIR and luxe ensuite), lavish bathroom, split system heating/AC and dedicated car space.

In addition, residents have the privilege of enjoying a beautifully landscaped rooftop terrace, boasting BBQ and dining facilities and sheltered lounge with cosy fireplace - the perfect setting to relax or entertain in style.

Alluring to market entrants, professional couples, downsizers and investors, situated opposite Balwyn Cinema and just a short stroll to Balwyn Park, bus routes, and the 109 tram, with easy access to...



**Andy Yuan**

Senior Sales Executive

0406 217 388

03 8686 8388

[andy.yuan@areal.com.au](mailto:andy.yuan@areal.com.au)



**Dave Tang**

Sales Executive

0432 523 853

03 8686 8388

[dave.tang@areal.com.au](mailto:dave.tang@areal.com.au)





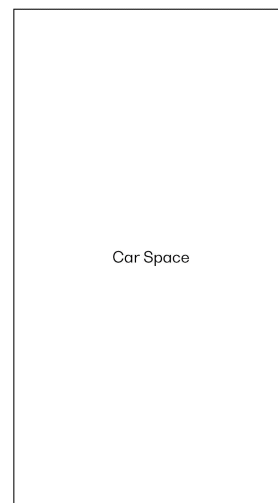
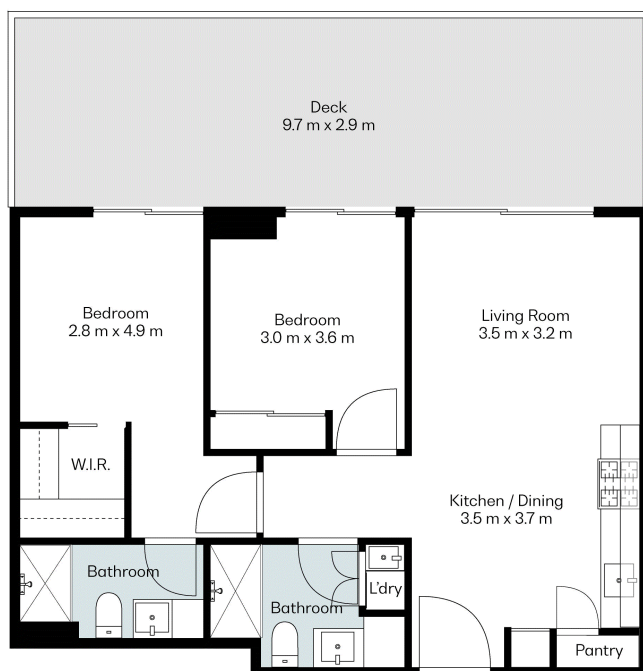








Living: 65m<sup>2</sup>  
Deck: 28m<sup>2</sup>  
(Approx.)



(Not in Position)

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

[info@areal.com.au](mailto:info@areal.com.au)