



Sold



47B Balfour Crescent, Riverlea

A beautiful synergy between river and residence gives this Riverlea sanctuary a serene vibe. This rare-to-find home nestles in bush-clad privacy on an elevated site with incomparable, unimpeded river views and a wonderful sense of tranquility. It was architecturally designed, is full of character and has been treasured by one family for 30 years. Hidden from the world, the property is tucked down a private driveway off a cul-de-sac where it optimises a north-west orientation. The section has a flat rear lawn and a landscaped garden backing onto native bush gully. Amidst this oasis is a two-level townhouse-style home that echoes elements of nature. Timber accents enrich the interior and a rimu ceiling makes a striking statement in the living area. Foodies will love working in a sleek modern kitchen with engineered stone benchtops, a full array of appliances, handle-free cabinetry, plentiful storage, and a tiled floor. Swathes of glazing in the dining and lounge invite nature indoors, and French doors open both these areas a patio. A powder room, walk-through laundry and carpeted garage complete the ground level - the garage is currently a multi-purpose hobby/utility room but could easily convert back to a garage. Three bedrooms and family bathroom feature on the upper level. A high stud adds volume to the spacious master bedroom and the panoramic river outlook is sensational from all bedrooms. The home has a heat pump, a gas wood-effect open fire, infinity gas water heating, and excellent window treatments. Maintenance, including the roof and guttering, is up to date. The property borders Hammond Park and is moments from the scenic riverside walk/cycle way. Hillcrest supermarket, medical centre and shops are walking distance. The area is sought for its school zoning and proximity to all levels of education from pre-school to tertiary.

3 Bedrooms 1 Car 1 Bath

Floor size	140 m ²
Rateable value	\$990,000
Rates	\$3,757.00



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