

# YARRBAT PLACE

BALWYN VICTORIA



APARTMENT 210

## Retirement living in the heart of Balwyn.

A PINNACLE LIVING VILLAGE

**PINNACLE LIVING**  
BRINGING RETIREMENT TO LIFE

# A luxurious sanctuary close to the city.

This stunning two-bedroom apartment located in the upmarket Retirement Village at Yarrbat Place offers a luxurious and comfortable living space for those who demand the best.

Step inside and be welcomed by a spacious and modern open-plan living area that features high-quality finishes, including polished hardwood flooring and stylish fixtures. The lounge and dining area seamlessly blend together, offering the perfect space for hosting guests or just relaxing in peace and quiet. The master bedroom features a walk-through wardrobe and an elegant ensuite with exquisite fittings and fixtures. The second bedroom is perfect for guests or for use as a home office space. Prepare gourmet meals in the sparkling modern kitchen boasting high-end appliances and stone bench tops. You'll love the convenience of a laundry room that offers cupboard space for all your storage needs.

Living at Yarrbat Place offers more than just a luxurious living space. You'll have access to a range of spectacular amenities that include a fitness center, swimming pool, library, and social spaces to mingle with your neighbours. And if you need to venture out, you'll find the city's center just a stone's throw away.

This is the ultimate apartment living experience that you won't find anywhere else. So why settle for anything less? Choose Yarrbat Place for the ultimate in comfort, luxury, and security.

This property offers every detail you would come to expect with a prestigious home, such as:

Tasmanian Oak parquet flooring

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Pure wool carpets

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Fully ducted heating and air conditioning

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Gated community

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Direct elevator access to undercover secure parking for one car

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# Apartment 210



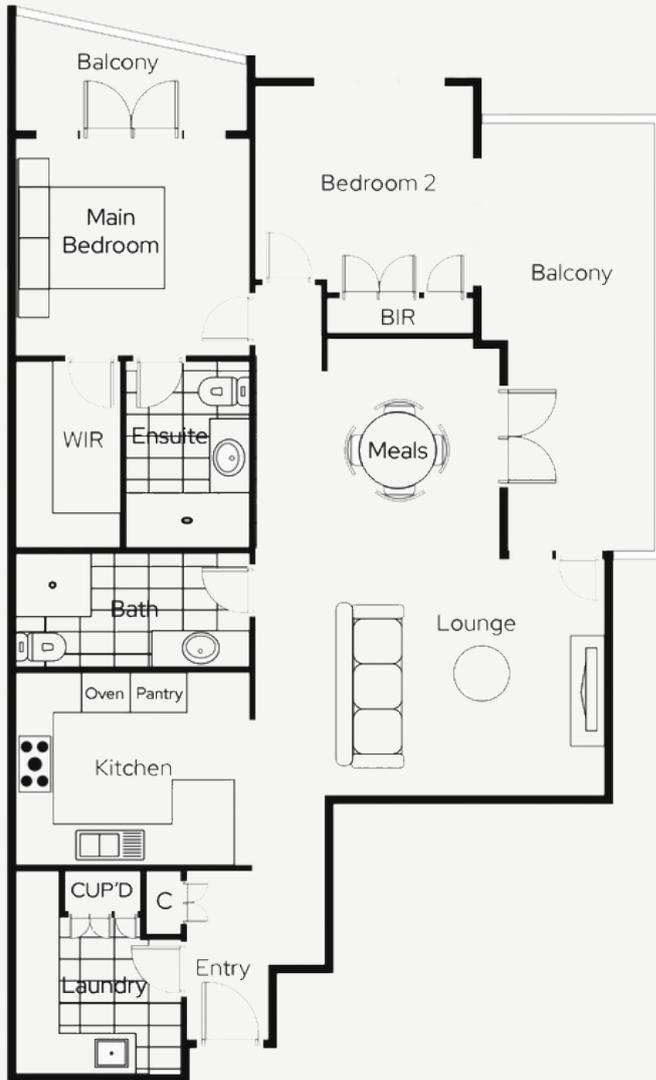
2 BED



2 BATH



1 CAR

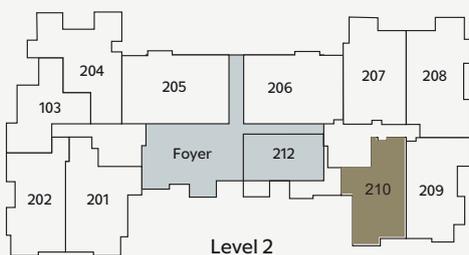


## Approximate Room Sizes

Lounge	3.7 × 5.2m / 12.1 × 17ft
Kitchen	3.6 × 3.6m / 11.8 × 11.8ft
Meals	3.2 × 3.6m / 10.5 × 11.8ft
Master Bed	3.2 × 3.4m / 10.5 × 11.2ft
Bedroom 2	2.3.8 × 3.2m / 12.4 × 10.5ft

## Approximate Area Summary

Apartment Area	102 sqm / 1098 sqft
Balcony	22 sqm / 237 sqft



0 1 2 3 4 5m



# YARRBAT PLACE

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## One of Melbourne's most exclusive retirement communities.

Regarded as one of Melbourne's most exclusive retirement villages, Yarrbat Place is a 5-star, boutique-style community offering first-class facilities and luxury living in Melbourne's leafy Eastern suburbs. With just 42 exclusive apartments and villas set within tranquil gardens, these homes are rarely available.

Located in one of Balwyn's most prestigious streets, opposite beautiful Beckett Park, Yarrbat Place is far away from traffic noise, yet within walking distance of the Balwyn shopping village, with easy access to tram and bus transport to the city, Doncaster, Balwyn Road shopping, and Camberwell station and shopping. Yarrbat Place also offers an exclusive transport service for residents, with regular shopping trips and entertaining outings.

Large enough to provide for a broad range of interests, yet of a size that enables good friendships and a real sense of community, Yarrbat Place has an extensive array of facilities, services and activities to enrich your lifestyle, both indoors and out, including:

Residents' Lounge

Theatrette, billiard room, library, computer stations and multi-purpose activities area

Indoor heated swimming pool and gym

Visiting Consulting areas  
(for medical consultations or personal pampering)

Barbecue area

24-hour prompt-response emergency call system provides peace of mind for residents, their family and friends.



**Look no further, Yarrbat Place has the perfect home you have been searching for – here it is!**

To arrange a personal inspection of Apartment 210 please call Kate Abdulovski 1800 153 711.

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