

YARRBAT PLACE

BALWYN VICTORIA



APARTMENT 111

Embrace a Lifestyle of Refined Elegance

A PINNACLE LIVING VILLAGE

PINNACLE LIVING
BRINGING RETIREMENT TO LIFE

Discover the epitome of retirement living in Apartment 111 at the prestigious Yarrbat Place. This exquisite two-bedroom residence invites you to experience a life of comfort, convenience, and community, complete with a private garden oasis and ample storage for all your dreams and hobbies a large outdoor patio and expansive garden perfect setting for a morning coffee.

Indulge in Luxurious Living

Step into a world of light-filled, open-plan living spaces designed for relaxation and entertaining. The modern kitchen, featuring Miele appliances, inspires culinary creativity. Retreat to the tranquil master bedroom, complete with a walk-in wardrobe and a spa-like ensuite.

Your Private Garden Sanctuary

Extend your living space outdoors with a large private garden, a rare find in apartment living. This tranquil haven offers the perfect space for gardening, alfresco dining, or simply basking in the sunshine.

Unparalleled Amenities at Your Doorstep

As a resident of Yarrbat Place, you'll enjoy an array of world-class amenities designed to enhance your well-being and social connections. Unwind in the residents' lounge, stay active in the indoor heated pool and gym, and connect with neighbours in the beautifully landscaped gardens.

Premium Features and Finishes

Tasmanian Oak parquet flooring to the kitchen.

Miele appliances and stone bench tops

Pure wool carpets living and bedrooms

Fully ducted air-conditioning

Heated bathroom floors

Direct elevator access to secure undercover parking

Secure storage – **spacious enough to let your imagination run wild!**

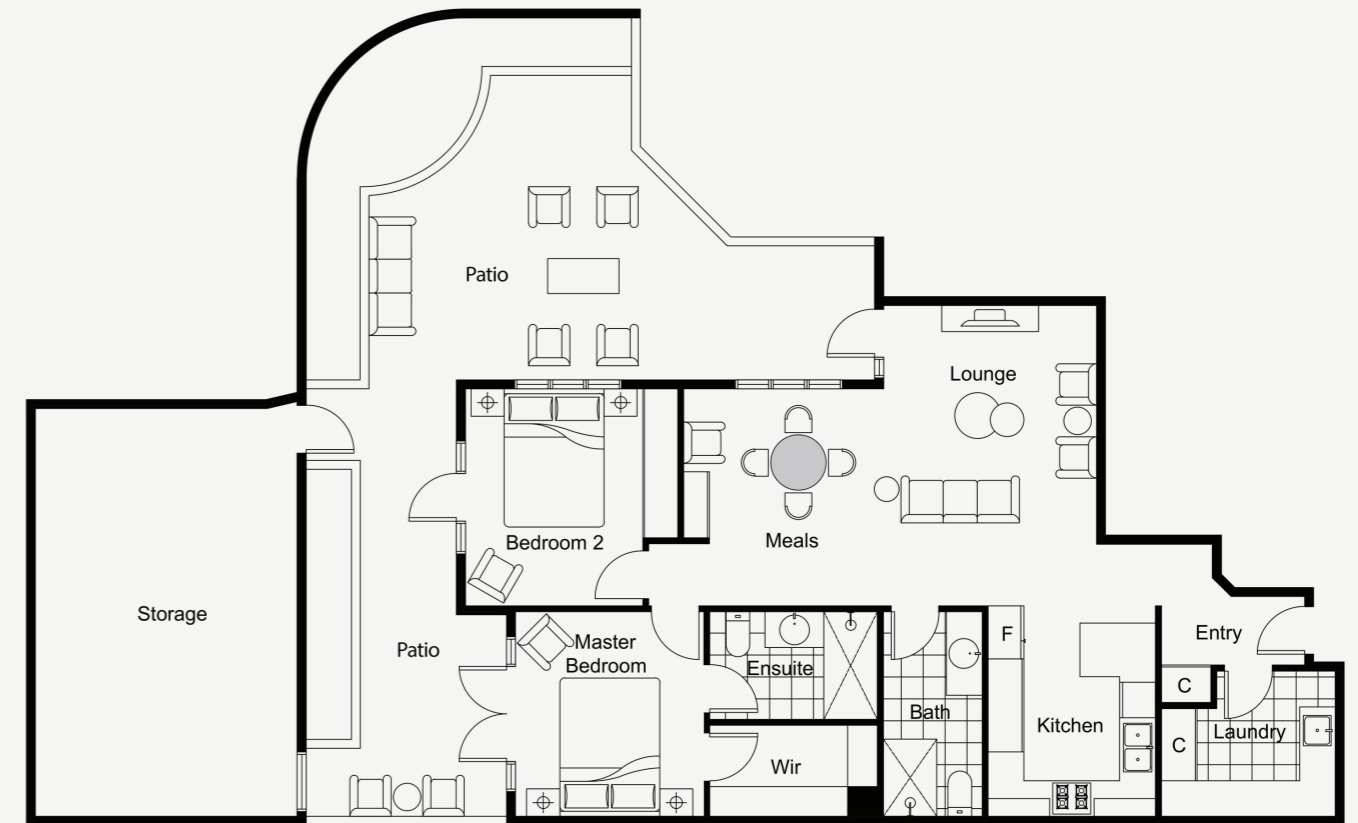
Prime Location

Yarrbat Place offers the perfect balance of tranquillity and accessibility. Enjoy the convenience of nearby shopping centres, restaurants, parks, and public transportation, all just moments from your doorstep.

Secure Your Future at Yarrbat Place

Apartment 111 at Yarrbat Place is more than just a home; it's an invitation to a vibrant and fulfilling retirement lifestyle.

Apartment 111



Approximate Room Sizes

Lounge	3.6 x 5.0
Kitchen	2.8 x 3.5
Meals	3.4 x 3.6
Master Bed	3.2 x 3.4
Bedroom 2	3.6 x 3.6
Storage	4.4 x 6.9

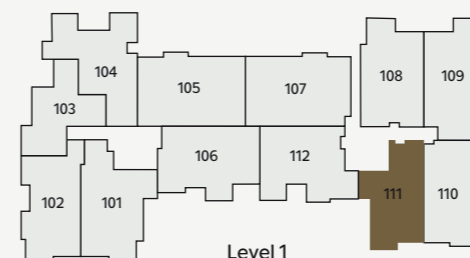
metres

Villa 94

Open Space 200

sqm

0 1 2 3 4 5m



YARRBAT PLACE

BALWYN VICTORIA

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 111, please call Kate Abdulovski 1800 133 711.

85 Yarrbat Avenue, Balwyn VIC 3103 | 03 9836 5400 | enquiries@yarrbatplace.com.au

yarrbatplace.com.au