

31 Bryn Mawr Boulevard, Berwick, VIC, 3806

House For Sale

Tuesday, 19 November 2024

31 Bryn Mawr Boulevard, Berwick, VIC, 3806

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Your Home, Your Business!

A unique opportunity in Bryn Mawr Estate. This extraordinary property offers a lifestyle that goes beyond a striking 33sq Fairhaven home. Perfectly positioned on a high exposure position in the prestigious Bryn Mawr Estate, this modern masterpiece is designed with both family life and professional ambition in mind. Why lease office space when you can have it all under one roof?

Step inside this 4-bedroom residence and be captivated by its impressive design. 12ft ceilings, sleek raked lines, and modern, clean aesthetics create a sense of space. The heart of the home is a sociable main living area and kitchen hub where family and friends gather. Lined in Caesarstone with storage aplenty, a walk-in-pantry and stainless steel appliances. While a separate kids' playroom in the back wing and a theatre room mean there's room for everyone. The master suite is a luxurious retreat, featuring soaring ceilings, a stone-lined ensuite, and a spacious walk-in closet. Enjoy a cosy gas log fire in Winter, air-conditioning in Summer, ducted vacuum, alarm and CCTV - all powered by a eco-friendly 6.6kw solar system.

But this property's true "X-factor" is the fully separate, private business premises with its own street entrance. Custom-fitted with 2 consulting rooms, reception area, a full bathroom, and a kitchenette, this space is tailor-made for a thriving at-home business, whether you're a therapist, beautician, consultant, or creative entrepreneur. Alternatively, it's perfectly suited as an independent dual-occupancy unit for in-law accommodation. The property's commercial potential has been proven over the past decade, supporting successful businesses while maintaining the privacy of the main residence.

With top-tier educational institutions just a short walk away including Haileybury College, St Margaret's School, Beaconhills College, and Berwick Primary School this home is at the heart of the "Golden Triangle" of Victoria's elite schools. Families will love the convenience and prestige of this prime location, while business owners will appreciate the exposure and accessibility that come with a main-road address.

Don't miss this incredibly rare opportunity to seamlessly blend family living and professional success, all in one remarkable property.