

**1/29 Ivan Avenue, Edithvale, Vic 3196**



**House For Sale**

Monday, 30 October 2023

**1/29 Ivan Avenue, Edithvale, Vic 3196**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 310 m2**

**Type: House**



Matthew Marshall  
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**\$900,000 - \$975,000**

Envisage a life of new beginnings for the young and young at heart in this idyllic coastal contemporary 3 bedroom single level home. Energy efficient with solar panels and battery and a heat pump hot water service, this heartwarming home is both low maintenance and modern providing effortless indoor outdoor entertaining and comfort. Enjoying beautiful leafy views and a decked walkway to the entry, this sun filled home features a stylish open plan living and dining room (fireplace) with chic galley kitchen (stainless steel appliances), 3 good size bedrooms (robes), a renovated bathroom, separate toilet and family fitted laundry. The east-facing rear courtyard is nice and relaxing with its open air deck with bench seating (automated café awning), a sand pit and a patch of grass to play in a secure setting. Adding warmth and character with its white timber blinds, linen drapes and vintage floorboards, this happy home is appointed with ducted heating, air conditioning, attic storage, a carport and a parking bay that doubles as another play space. Nestled close to the end of a cul de sac in a small group of two, with a walkway that leads to the Edithvale General Store, walk to Edithvale Primary School, the new train station, a variety of great cafes and restaurants, Edithvale Rec Reserve, the public golf course and the 858 bus, while only minutes to the amazing beaches.