

# 1/303 Upper Heidelberg Road, Ivanhoe, Vic 3079

Nelson Alexander

## Sold Villa

Thursday, 21 September 2023

1/303 Upper Heidelberg Road, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Villa



James Labiris  
0394902900



Liz Walker  
0394902900

**\$1,022,000**

Generous light-filled living, smart contemporary features, exquisite fixtures and two charming alfresco areas - every aspect of this vibrant villa is steeped in low-maintenance luxury! Enjoy street frontage with your own private entry in this grouping of only six, all within a leisurely stroll of beloved Ivanhoe Village. Tasmanian Oak hardwood flooring shines throughout the spacious open living and dining area, flowing freely to the immaculate kitchen with stunning tiled splashback, sparkling stone benchtops and high-end appliances including Fisher & Paykel Double DishDrawer Dishwasher and Bosch oven/gas cooktop. All three bedrooms are comfortably carpeted with built-in robing to two, all sharing the stylish central bathroom with frameless shower, wide mirrored vanity and gorgeous Phoenix tapware. Matching in style is the large separate laundry, generously equipped with ample storage and an additional toilet. Gas ducted heating and ducted evaporative cooling serve throughout the home, as do motorised blinds to all windows (plus skylight). Further highlights include the hardwired security camera, floodlights and smart fire alarms, the smart entry lock accessed via phone app, contactless key tag or PIN, and the hidden server cabinet with ventilation (currently housing high speed NBN). Entertain in the privacy of the enclosed rear courtyard for immediate easy-care relaxation, or delight guests with dining on the alfresco deck amidst the beautifully kept front garden with pop-up sprinkler system. Parking is provided in the secure double carport, accessed via motorised double entry gates with video intercom. Stroll easily into Ivanhoe Village for fantastic local cafes, restaurants, bars, grocers and boutiques, as well as both Coles and Woolworths supermarkets. It's just ten minutes' walk to Ivanhoe Station for direct travel into the CBD. Also within a short stroll are Ivanhoe Library, Ivanhoe Aquatic Centre, Ivanhoe Primary and Ivanhoe Girls' Grammar, with just minutes to further esteemed public/private schooling, La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital, Yarra parkland/golfing and Eastern Freeway entry.