

**1/36 Livingstone Street, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 29 May 2024

1/36 Livingstone Street, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Nunzio Sulfaro  
0394902900



Monica Chen  
0425449968

## **Auction \$780,000 - \$850,000**

Sleek, snazzy and sophisticated – this tri-level townhouse is an ideal entry to in-demand Ivanhoe! Secure a fantastic first home, delightful downsizer or prime investment property, favourably positioned for convenient street frontage just footsteps to Ivanhoe's trendy central hub. Spread out on the spacious main floor with light-filled living and dining zones, all serviced by split system heating/cooling with a central guest powder room and smartly appointed stone-top kitchen. Just off the living zone is the wide north-facing balcony, perfect for alfresco dining in the warming sunlight! Both the upstairs main suite and downstairs bedroom boast large built-in robes, split system units and their own pristine fully-tiled ensuite. The main flows onto a cosy covered balcony where you can sip your morning coffee, while the lower bedroom enjoys sliding door access to a private courtyard beside the home. Additional highlights include a Euro laundry, water tank and remote-control single garage with internal access and a handy under stairs storage space. The peaceful parkland of Nellie Ibbott Reserve is right next door, while the Darebin Parklands are just beyond for serene walking/cycling on the Darebin Creek Trail. Walk mere minutes into central Ivanhoe for shops, supermarkets, cafés and restaurants, with just 650m to Ivanhoe Station for trains to the CBD! Also within moments are Ivanhoe Primary, Ivanhoe Library, Ivanhoe Aquatic Centre and Ivanhoe Grammar/Girls' Grammar, with easy travel to Northland Shopping Centre, Austin/Mercy Hospital, La Trobe University, Yarra River golfing/parkland and entry to the Eastern Freeway.