

**1/38 Studley Road, Ivanhoe, Vic 3079**



**Townhouse For Sale**

Monday, 22 April 2024

1/38 Studley Road, Ivanhoe, Vic 3079

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,500,000-\$1,600,000**

Gracious blue-ribbon Ivanhoe surroundings introduce the glorious garden seclusion and sun-filled serenity of this magnificent four bedroom town residence. Light and airy with tranquil leafy vistas at every turn, this impeccably maintained and updated executive home is one of only three in exclusive 'Studley Close' that presents a rare low-maintenance opportunity within easy walking distance to first-class lifestyle amenities. Set well back for sought-after privacy, a superbly proportioned and extra-spacious interior on American oak flooring and brand-new wool carpet is launched by an inviting entrance hallway with a beautiful powder room leading to separate ground-floor living zones. All oriented north capturing sunlight and greenery, large lounge and dining areas warmed by a Jetmaster gas fireplace flow to a brilliantly bright family/meals room where French doors and a retractable insect screen open to a gorgeous garden-set entertainment terrace. Custom-designed and presented as-new, a stunning gourmet kitchen is an entertainer's dream with its high-end Miele appliances (induction, ovens, dishwasher, plate warmer), Sirius rangehood, copious soft-touch storage and 42-bottle wine cupboard. An inspired architectural layout extends to first-floor accommodation where complemented by sunlit reading nooks, a second powder room and an immaculate bathroom (deep spa bath) are four spacious bedrooms offering flexibility for guests and WFH options featuring a large main bedroom with a stylish ensuite and walk-in robe. Also offers a big European laundry, central gas heating/refrigerated cooling, ducted vacuum, LED lighting, abundant storage, stained-glass windows, high ceilings plus garden irrigation and internal remote-control double garage. This high-quality, energy-efficient home offered for the very first time is an excellent easy-care, all-enjoyment oasis in a prestigious pocket near the Ivanhoe shopping precinct, historic Eaglemont Village, East Ivanhoe cafes, Burgundy Street and the Austin Hospital, primary and grammar schools, as well as the train station and numerous parks and trails. Miles Real Estate.