

**10 Stortford Avenue, Ivanhoe, Vic 3079**

**Nelson Alexander**

**House For Sale**

Thursday, 13 June 2024

10 Stortford Avenue, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tom Alexiadis  
0417030452



Thalia Kondilis  
0413922631

**EOI \$1,375,000 - \$1,500,000**

Architectural brilliance & family retreat combine in appealing parkside locale. Wonderfully located moments from Darebin parklands and popular local schools, this unassuming architecturally renovated family haven offers a masterful balance of floorplan practicality and private retreat with local amenity on the doorstep! A carefully considered renovation with meticulous attention to maximising space and light is highlighted across the home's three robed bedrooms and bright bathroom with separate bath and tranquil garden outlook. A striking timber veneer kitchen with integrated Bosch appliances and reconstituted stone benchtops adjoins the impressive living and dining zone, with dramatic atrium lightwell and seamless connection to the private entertainers' courtyard with undercover deck. Perfectly primed for harmonious family living and entertaining on both a large and intimate scale, this unique residence boasts an impressive list of inclusions to match: zoned refrigerated cooling and ducted heating, 10mm floor-to-ceiling glass windows, Tasmanian Oak flooring, soaring ceilings plus separate full-sized laundry, cleverly incorporated storage throughout and appealing off-street parking via rear ROW. Buyers valuing low maintenance living and easy connection to local convenience will relish in the terrific location, stroll to endless parklands and trails at Darebin Creek, popular public and private schools, Ivanhoe Shopping Village, plus a myriad of city-bound transport options, recreation facilities and freeway access all within easy reach. There's so much to love!