

**104 Ivanhoe Parade, Ivanhoe, Vic 3079**



**House For Sale**

Thursday, 16 November 2023

104 Ivanhoe Parade, Ivanhoe, Vic 3079

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kieran Whaley  
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Lesley Bartlett  
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**\$2,050,000 - \$2,250,000**

A picturesque setting within the village precinct favoured by families, this captivating c1921 Californian bungalow celebrates period pedigree with contemporary living, crafting a domain with exceptional family lifestyle and entertaining credentials conveniently surrounded by blue ribbon amenities. Immediately welcoming with stunning street appeal, the grand entry hall embellished with original leadlight introduces three generous robed bedrooms accompanied by the beautifully renovated bathroom exuding timeless style. Boasting an inviting Coonara fireplace promising a cosy winter ambiance the formal lounge transitions to the spacious, fully equipped kitchen equipped with island breakfast bench poised for any culinary occasion servicing the open concept living and dining, drenched in natural light, all extending through twin French doors to the covered alfresco deck overlooking the expansive manicured garden with sprawling lawn and basketball area – perfect for children’s play. Upstairs hosts the parents retreat providing a flexible space for home office or retreat along with the master suite complete with chic ensuite, taking in vistas to the city skyline. Further complements include remote double carport from ROW, full size laundry, ample storage, luxurious hydronic heating and split system cooling. Enviably located for privileged family lifestyle excellence, this peaceful position assures absolute convenience. Walk to Ivanhoe Central grocers, vibrant Village boutiques and dining, train station, Ivanhoe Primary and Ivanhoe Grammar Schools, sporting and recreation facilities, parklands and trails. Close by sought after infrastructure including Austin Hospital major medical precinct, LaTrobe University and easy arterial access.