

**107/105 Upper Heidelberg Road, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Apartment For Sale**

Wednesday, 24 April 2024

107/105 Upper Heidelberg Road, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Liz Walker  
0394902900



Christian Cortese  
0394902900

## Private Sale \$795,000

Enviably positioned within idyllic Ivanhoe Village, this sun-soaked apartment is serene, spacious and finished to perfection! Embrace the Art Deco beauty of the renowned Punton's Apartments, mere footsteps to prized cafés and restaurants, boutique shopping and just 400m to Ivanhoe Station. High ceilings pair with immaculate timber flooring for a stunning modern aesthetic throughout, first opening to a wide entryway with hidden Euro laundry and space for a study/office nook. The light-filled lounge and dining area basks in a dazzling northern aspect, while floor-to-ceiling sliding doors access the wraparound balcony for alfresco dining, gardening or simply relaxing with gorgeous district views. At the heart of it all is the sparkling designer kitchen, exquisitely appointed with ample glossy cabinetry, European stainless steel appliances and stone benchtops with stylish waterfall breakfast bar. Both generous bedrooms offer built-in robes, with main enjoying an elegant fully-tiled ensuite plus balcony access. The second bedroom features a cosy balcony of its own, and easy access to the equally pristine central bathroom. Further highlights of this inner-city delight include split system heating and cooling, double-glazing to all windows, secure intercom entry, a single off-street parking space and a handy lock-up storage cage. Experience the vibrant café culture of Ivanhoe right from your doorstep, with just a stroll to brilliant local cafés, restaurants, boutiques, grocers, bars and so much more. Walk to both Coles and Woolworths supermarket, plus just a six-minute walk to Ivanhoe Station for effortless travel to the city. Also within a 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.