

**11 Dudley Street, Ivanhoe, Vic 3079**



**House For Sale**

Tuesday, 28 May 2024

11 Dudley Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1062 m2**

**Type: House**



Kieran Whaley  
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**\$2,100,000 - \$2,300,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 25TH JUNE AT 5PM (UNLESS SOLD PRIOR) Peacefully located in the coveted Ivanhoe Village precinct surrounded by blue-ribbon amenity, this charming Californian bungalow on an prized 1062m<sup>2</sup> (approx.) landholding awaits the next chapter with capital appreciation credentials, offering opportunity for inspiring renovation/extension, spectacular new home site or multi-unit redevelopment (all STCA). Presented in comfortable condition throughout, the character façade reveals a spacious floorplan of open concept living and dining accompanied by a gently sunken lounge and functional kitchen overlooking the tennis court. Accommodation comprises of three robed bedrooms serviced by the central bathroom while a second bathroom, full size laundry and mezzanine study space completes the package. Primed for capital growth underpinned by proximity to infrastructure with exciting future options aplenty, this spectacular landholding is proudly positioned in one of Ivanhoe's most sought-after neighbourhoods for family lifestyle excellence, convenience and education. Walk to Ivanhoe Primary and elite grammar schools, Ivanhoe Train Station, vibrant Ivanhoe Village retail boutiques, grocers, café and restaurants, Ivanhoe Aquatic Centre, parklands and scenic trails. Also close by Austin Hospital major medical district and easy arterial access only 7kms (approx.) to the CBD.