

**11 Jellicoe Street, Ivanhoe, VIC, 3079**

**House For Sale**

Tuesday, 17 October 2023

**JellisCraig**

11 Jellicoe Street, Ivanhoe, VIC, 3079

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kieran Whaley



Lesley Bartlett

## **Options on 835m2 (approx.) in Prime Ivanhoe Precinct**

Enviably located in a family favoured precinct surrounded by blue-ribbon amenity, this 1950s home on a level 835m2 (approx.) allotment awaits the next chapter offering opportunity for a majestic new home site or premium multi-unit redevelopment (all STCA) appealing to astute home buyers, developers and investors alike.

The existing home comprises spacious living, 3 robed bedrooms, bungalow and multi car garage/workshop presented in mostly original condition suitable for renovation if desired all neatly set within low maintenance landscaped gardens.

Primed for capital growth, this spectacular landholding is proudly positioned in one of Ivanhoe's most sought-after neighbourhoods for family lifestyle excellence, convenience and education, an easy walk to North Ivanhoe shops, Ivanhoe Primary, trains, vibrant Ivanhoe Village cafes, restaurants and retail, Ivanhoe Central grocers, Austin Hospital major medical precinct, parklands and Ivanhoe Aquatic Centre, close by elite grammar schools and easy arterial access only 8kms (approx.) to the CBD.

General Residential Zone Schedule 2