

**113/69 Marshall Street, Ivanhoe, Vic 3079**

**LLC**  
Real Estate

**Apartment For Sale**

Tuesday, 5 December 2023

113/69 Marshall Street, Ivanhoe, Vic 3079

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact Agent

With an abundance of natural light and an Art Deco take on a contemporary & chic near new build, this generous 1 bedroom & 1 bathroom new apartment is in a prime location. Equally distanced between the shopping villages in Ivanhoe, Eaglemont & East Ivanhoe you will find it hard deciding where to lunch, brunch and shop. It's western orientation will capture the afternoon sun, providing the ideal atmosphere for a vino watching the sunset on your oversized balcony, while the split system heating/cooling inside will keep you cool in summer and the warm in winter. The stunning oak looking floorboards run throughout the living/meals/kitchen area, there's enough room for a lounge suite and a dining table, and the stunning kitchen is superbly appointed with gas cooking, dishwasher, mirrored splashbacks and ample storage. A central modern bathroom with oversized shower includes euro laundry. The bedroom is fitted with robes. Lastly, a single secure car space is provided, along with a storage cage. Also within walking distance to Austin Hospital precinct and public transport. A great lifestyle awaits the most fastidious of tenants wanting location, quality and convenience.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate.

Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list:

<http://www.consumer.vic.gov.au/duediligencechecklist>