

**114/69 Marshall Street, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Unit For Sale**

Wednesday, 22 May 2024

114/69 Marshall Street, Ivanhoe, Vic 3079

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Annalise Newell  
0394902900



Nunzio Sulfaro  
0394902900

## **EOI \$400,000 - \$440,000**

Lifestyle apartment on the city's edge! Sunlight fills every corner of this sleek designer apartment, beautifully styled for bespoke modern living in the cherished Decco Apartments of Ivanhoe. With charming Docasa cafe downstairs and a stroll to shops, parks and trains, this chic one-bedder is pure perfection for professionals, couples or investors! Spacious open plan living and dining basks in the warm north-facing aspect, while split system heating and cooling ensures comfort for every season. The stunning contemporary kitchen shines with gorgeous cabinetry, stone bench, mirrored splashback, stainless steel appliances and integrated dishwasher. Settle into the generous bedroom with mirrored built-in robe, or step out onto the covered corner balcony to lounge or dine with serene district views. The sparkling bathroom boasts a wide shower, stone-top vanity and hidden Euro laundry, while extras include a single car space and lock-up storage cage. Local shops and cafes are right at your doorstep, or it's an easy stroll into Ivanhoe Village for boutiques, supermarkets and trendy cafés/restaurants. Walk just 500m to Ivanhoe Station for trains to the city, or explore beautiful Ivanhoe and Chelsworth Park for sporting, golfing or cycling on the Yarra. Also within minutes are Northland Shopping Centre, Austin/Mercy Hospital, La Trobe University and the Eastern Freeway with approx. 20 minutes to the CBD.