

**12/86 Marshall Street, Ivanhoe, Vic 3079**



**Apartment For Sale**

Monday, 22 April 2024

12/86 Marshall Street, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Scott  
0394973222



Chris Ristevski  
0394973222

**\$550,000-\$600,000**

Walk with ease to wherever you want in a central Ivanhoe location with this peaceful, private and bright two bedroom apartment offering an exceptionally convenient low-maintenance option for entry-level buyers and investors. Situated in a prime north-side corner position at the rear of a small low-rise block of only twelve, this top-floor apartment is perfectly elevated to capture natural light and leafy views in a comfortable setting enhanced by split-system heating and cooling. Easy entry into a wide hallway reveals impressive proportions throughout a spacious interior where a stylish living and dining room offers direct access onto a sun-splashed corner balcony. Further is an east-facing kitchen with a great-sized pantry while central is a fully renovated bathroom with a frameless-glass two head shower and a handy European laundry. Both two bedrooms offer generous dimensions and built-in robes plus there is ample cupboard storage and the huge bonus of an extra-large lock-up garage on title. Well-presented with potential if desired to further up-style and add value, this affordable slice of blue-chip Ivanhoe presents an excellent opportunity so close to all the action. Stroll within a short distance to the absolute best of a sought-after area from popular cafes and restaurants to a range of shopping and supermarket options as well as Ivanhoe train station, buses and serene Yarra River parkland and trails. Miles Real Estate.