

**12 Ayton Street, Ivanhoe, Vic 3079**

**Nelson Alexander**

**House For Sale**

Tuesday, 6 February 2024

12 Ayton Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Robert Enes  
0432088874



Gabriel Gregory  
0401737231

## **Auction \$1,650,000 - \$1,750,000**

With its stunning architecture and first-class features throughout, this new home delivers the ultimate executive lifestyle in a prized Ivanhoe neighbourhood. Meticulous attention to detail, the light-filled interior showcases three well-proportioned rooms (extra-large master) with fitted robes complemented by two deluxe ensuites and equally-glamorous main bathroom complete with freestanding tub. The upstairs lounge further highlights its family credentials along with an expansive open-plan living/dining area serviced by a thoughtfully-designed kitchen with custom joinery, Miele appliances, integrated fridge freezer (Fisher & Paykel) and butler's pantry. Modern amenities enhance the allure including zoned ducted heating/refrigerated cooling, gas-log fireplace, alarm system, impressively high ceilings, premium tapware and double-glazed windows, along with solid stone surfaces throughout (including the laundry). A large sliding door effortlessly links the living area to entertaining deck (with water/gas connections) and sunny back garden, plus the added advantage of a remote-control garage with internal entry. Enjoy the convenience of being moments from the open spaces of Cartledge Reserve and a choice of bus routes on Oriel Road, it's also close to local schools and Darebin Creek trails, as well as easy access to village shops, cafes and Ivanhoe Station.