

# 12 Mabel Street, Ivanhoe, Vic 3079



## Sold House

Friday, 29 March 2024

12 Mabel Street, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 1

Area: 574 m2

Type: House



Gordon Hope  
0403613577



Hayden Reed  
0412321025

**\$1,405,000**

SOLD by Miles Real Estate. Tightly-held Mabel Street is a tranquil treelined location by Darebin Creek Trail parklands where this enticing three bedroom residence and its generous garden surroundings wait for a new lease on life. Charming and comfortable on a level 574m<sup>2</sup> allotment (approx) that captures loads of natural light, this classic mid-century timber home is all set to spark the imagination and inspire grand plans to proudly take its place in a leafy park-side pocket. Endless period character extends throughout a bright single-level interior with a functional floorplan that offers a sizable living room, formal dining room, kitchen and meals area adjoining a timber alfresco deck and established rear garden, a central bathroom, a full laundry, separate toilet, built-in robes and gas heating. An exciting opportunity little more than only 50-metres to the park, create a magnificent lifestyle on Mabel Street with this desirable property that presents an impressive range of options for Ivanhoe buyers to simply up-style, beautifully renovate or build a stunning new architectural residence (STCA). Be the one to bring brilliant new ideas to a peaceful locale and craft a customized setting of exceptional quality close to Ivanhoe's boutique strip of cafes, restaurants, shops and supermarkets, quality schools, buses, train station, dynamic inner-city precincts and Heidelberg's Austin and Mercy Hospitals.