

126 Marshall Street, Ivanhoe, Vic 3079

Nelson Alexander

Sold House

Friday, 11 August 2023

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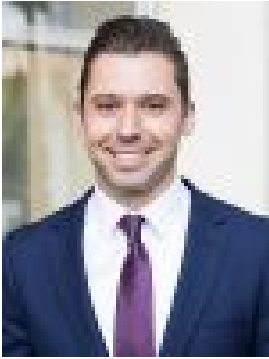
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1073 m2

Type: House



Hayden Reed
0394902900

\$2,451,000

In the same caring hands for over 60 years, this elegant family home effortlessly blends classic beauty with modern comfort. Adorned with beautiful Wunderlich ceilings, tactile stucco walls and high skirting boards, the formal lounge room extends a warm welcome, accompanied by a grand dining room with a bay window and decorative fireplace. Make your way through to a spacious meals zone and a well-presented kitchen, equipped with a breakfast bar, electric cooking appliances and a dishwasher. At the rear, a sunroom offers a peaceful haven to sit back, relax, read the newspaper, or simply gaze out over the treetops with a freshly brewed coffee. Family accommodation includes three airy bedrooms, serviced by a modern bathroom finished with an oversized rain shower and a skylight. An elevated porch leads to the sprawling backyard, highlighted by a garden studio/home office and a large billiards/games room. Buyers may decide to add their own style and increase the home's value over time, or, for savvy developers, the massive 1073sqm approx. of land presents a rare opportunity to subdivide the backyard and build a luxury new dwelling (STCA). Amongst the highlights are towering 11ft ceilings, ducted heating, split system air conditioning in the sunroom, 2nd toilet, garden shed, irrigation system, a wine cellar, storage room and a ROW leading to endless off-street parking from the rear. Lined with period homes on one of Ivanhoe's premium streets, positioned a stone's throw from Ivanhoe Village, Train Station, and Grammar Schools, with swift access to numerous local parks, walking trails, recreational facilities and the banks of the Yarra River, Austin/Mercy Hospitals, Burgundy Street's lively shopping and dining district, as well as Warringal and Northland Shopping Centres.