

# 13 Castella Street, Ivanhoe East, Vic 3079

## House For Sale

Monday, 27 May 2024

Miles  
EST. 1924

13 Castella Street, Ivanhoe East, Vic 3079

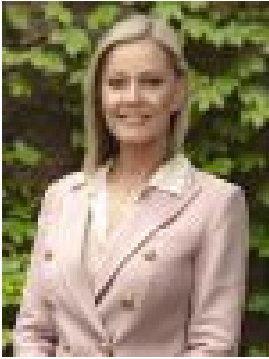
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 738 m2

Type: House



Leanne Bradford  
0394900592



Paul Carbone  
0394973222

**\$1,600,000-\$1,700,000**

Expressions of Interest Closing Tuesday 25th June at 5:00pm Unless Sold Prior Lovingly maintained by only the one family and first time offered after 72 wonderful years, this classically comfortable and light-filled residence is a mid-century gem in a coveted Ivanhoe East pocket by The Boulevard, Yarra River and extensive greenbelt parkland. Peacefully nestled amidst glorious established gardens, this completely charming home that while comfortable and elegant presents an increasingly rare opportunity to make a significant new lifestyle statement on a north/west-facing 738m2 allotment (approx). Big light-capturing windows frame delightful garden aspects with the single-level interior of spacious proportions immediately ready for relaxed living while offering exceptional potential to luxuriously enhance and expand or build a beautiful new family domain (STCA). The layout includes two great-sized bedrooms with built-in robes (main with an ensuite), formal lounge room (marble fireplace) and dining room, neat and tidy kitchen, family meals area, split-level living room with sliding doors to an alfresco patio, large central bathroom, separate laundry plus heating and cooling as well as a tandem lock-up garage and a workshop. Bring brilliant new ideas to highly sought-after Castella Street and treasure the area for decades to come close to East Ivanhoe Village cafes and shopping, peaceful river trails, primary and private schools (buses go directly to Kew and to Ivanhoe Grammar), Ivanhoe train station, Eastern freeway and the Austin and Mercy Hospitals. Miles Real Estate.