

**134 The Boulevard, Ivanhoe East, Vic 3079**



**House For Sale**

Wednesday, 22 May 2024

134 The Boulevard, Ivanhoe East, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kieran Whaley

0410587072

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

Enviably positioned in Ivanhoe's coveted Fairy Hills precinct footsteps to Chelsworth Park and iconic Yarra River parklands, this magnificent domain crafted with meticulous quality celebrates contemporary refinement with low maintenance family lifestyle credentials surrounded by blue-ribbon amenities. Architecturally designed for supreme luxury and enduring modern style perfectly paired with the leafy environs, the striking façade reveals an immediately welcoming palate of premium finishes flooded in natural light. Solid timber floors span throughout the open concept living and dining serviced by the entertainers kitchen of spectacular proportions boasting a full suite of Miele appliances, ample cabinetry and stone benchtops, all seamlessly extending outdoors to the alfresco deck and easy care landscaped garden. Accommodation is zoned upstairs introduced by a double study space. Three generous robed bedrooms are accompanied by two sumptuous bathrooms while a ground floor powder room, full size laundry, double garage with storage and handy internal access add further appeal. A picturesque parklands setting situated in a family favoured locale, this lifestyle sanctuary is nestled amidst Chelsworth and Ivanhoe Park recreational reserves with football, soccer, tennis and bowls clubs, Ivanhoe Golf Course and endless Yarra trails leading to the CBD or countryside. Located an easy walking distance to elite Ivanhoe Grammar schools, Ivanhoe East Primary, Ivanhoe train station and central village grocers, boutiques, cafes and restaurants. Also close by sought after infrastructure including Austin hospital major medical district and easy arterial access to be further enhanced by the North-East link currently under construction.