

**159 Waterdale Road, Ivanhoe, Vic 3079**

**House For Sale**

Tuesday, 6 February 2024



159 Waterdale Road, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 649 m2**

**Type: House**



John Levingston  
0394973222



Stewart Oldmeadow  
0394973222

**\$1,780,000-\$1,850,000**

An elevated haven of peaceful, private, garden-surrounded elegance, this tightly-held slate roof Victorian is superbly set back on an inviting Ivanhoe allotment offering excellent rear ROW and potential city skyline views. Offered for the first time in around 50-years, a double-fronted façade with a return veranda reveals a sizably proportioned single-level interior where original period detail including an arched hallway and open fireplaces are on show or hidden away to be discovered like the concealed pressed metal ceilings and Baltic pine floorboards. A rare gem that's comfortable and charming, this gracious light-filled home with ducted heating, evaporative cooling and security alarm presents an exceptional opportunity to restore its former glory with a stunning renovation/extension (STCA) designed for luxury contemporary family living. A truly functional floorplan offers three generous bedrooms, elegant sitting room with a grand fireplace, family living and dining areas (wood heater) overlooking the rear garden, immaculate kitchen/meals, bright bathroom (separate bathtub and shower) plus a versatile laundry/hobby room and an external second toilet. The secluded rear garden is a flourishing sun-splashed domain where there's ample space to reimagine with outstanding plans and includes a covered grape vine-fringed alfresco terrace, fruit trees, vegetable beds, rainwater tank, an oversized double garage and gated off-street parking. Situated on a 649m<sup>2</sup> block (approx) with rear lane ROW, this classic family residence awaits its next exciting chapter in a prized position just over 400-metres to Ivanhoe's boutique shopping and cafe precinct while near grammar and primary schools, train station, parklands, aquatic centre and the Austin Hospital. Miles Real Estate