

197 Banksia Street, Ivanhoe, Vic 3079

Miles
EST. 1924

House For Sale

Wednesday, 15 May 2024

197 Banksia Street, Ivanhoe, Vic 3079

Bedrooms: 4

Bathrooms: 2

Area: 586 m2

Type: House



David Blythe
0394973222



Brad Pearce
0394973222

\$1,250,000-\$1,330,000

This charming brick home presents a rare opportunity for both families and investors alike. With an approved permit for 4 medical rooms, it's perfect for medical professionals looking to establish their practice in a prime Ivanhoe location. Overflowing with original charm, family home buyers will love the multiple living spaces and 4-bedroom accommodation. A spacious living room, well-appointed kitchen and comfortable family room opens onto a delightful alfresco deck, ideal for entertaining friends and family. The master bedroom enjoys abundant natural light and includes a large walk-in robe and private ensuite. Three additional bedrooms with built-in robes are serviced by the central family bathroom. Resting on 586sqm (approx.) (GRZ1 zoning), the generously proportioned land holding sides directly to the entrance of Donaldson Creek reserve and provides ample room for kids to play, potential for development or a brand-new home (STCA). Additional features include split system, hardwood flooring, laundry and ample off-street parking. Nearby amenities include cafes, shops, esteemed schools, public transport options, Heidelberg Repatriation Hospital, Austin/Mercy Hospital and Ford Park offering convenience and lifestyle all within reach. Further details Currently Leased until 14/08/2024 (Miles Real Estate) Leased at \$750/week (3259.00 per month) Vacant possession is possible along with the opportunity to discuss the renewal of lease or continuation of current lease with tenants beyond August. The Planning Permit: - Banyule Council approved permit - Use of the land for a Medical Centre in a General Residential Zone - Schedule 1 - Up-to 4 practitioners are available to operate or conduct consultations in the proposed Medical Centre. - Permit is valid for at least 2 years of permit approval date (6/4/2023) - with extension options available SUBJECT TO COUNCIL APPROVAL Please contact David for a full copy of the approved planning permit. Miles Real Estate