

**2/159 Maltravers Road, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Sold House**

Friday, 29 September 2023

2/159 Maltravers Road, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



James Labiris  
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**\$771,000**

Enjoy the endless attractions of in-demand Ivanhoe from the stylish sanctuary of this stunning modern villa. Beautifully appointed within a delightful complex of quality homes, there's no finer opportunity to nest or invest within a stroll of boutique shopping, vibrant cafes, prized parkland and trains into the city. Dazzling white tones accentuate the gleaming polished floorboards that flow throughout this immaculate interior, first flaunted by the spectacular large formal lounge with bay window, electric fireplace and split system heating/cooling. The separate modern kitchen and meals enjoy ample natural light, readily equipped with a tiled splashback, wraparound bench, fantastic storage and stainless steel appliances including gas cooktop, electric oven and dishwasher. Both generous bedrooms are bright and comfortable with a wide built-in robe to the main, each serviced by the lovely central bathroom with corner shower, toilet and mirrored vanity. A large linen cupboard sits in the main hall, while the separate laundry adds further storage just off the kitchen. Hidden away at the rear of the home is an elevated Easterly sun filled timber deck, perfect for relaxed alfresco entertaining with a sunny north-east aspect and leafy surrounds. This home offers unmatched privacy with separation from adjoining properties. Parking is provided in the single lock-up garage with one level rear access to unit. Walk mere footsteps over to Ivanhoe Station for effortless transport straight into the city, or enjoy the local delights of Ivanhoe Village with fantastic cafes, restaurants, bars, boutiques, grocers and supermarkets all an easy stroll away. Amble to Ivanhoe Library, Ivanhoe Tennis Club and esteemed public/private schools, or stay active at Ivanhoe Park and Chelsworth Park adjoining tranquil Yarra River golfing/trails. Also nearby are Ivanhoe Aquatic Centre, La Trobe University, Northland Shopping Centre, Austin/Mercy Hospital and M3 entry.