

**2/3 Rich Crescent, Bellfield, Vic 3081**

**Nelson Alexander**

**Sold Townhouse**

Friday, 27 October 2023

2/3 Rich Crescent, Bellfield, Vic 3081

**Bedrooms: 3**

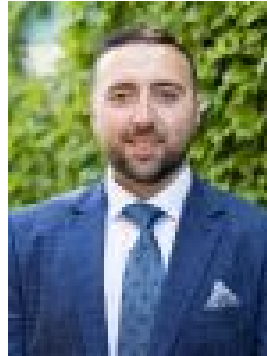
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

**\$800,000**

Smartly zoned and supremely spacious; a fully-featured townhouse like this is rare to the market in the heart of beautiful Bellfield! Privately nestled behind just one other property, this peaceful hideaway packs plenty of living space for first home buyers, young families and keen investors seeking lifestyle ease. Gleaming timber flooring shines throughout the impressive open plan lounge and dining area, served to perfection by the well-equipped kitchen with tiled splashback, stainless steel appliances, generous bench and endless storage. Upstairs boasts the inviting main bedroom with walk-in robe, split system A/C and double vanity ensuite with shower-over-bath. The large second bedroom offers a built-in robe and split system A/C of its own, while the sizeable landing makes an ideal study/second lounge accessing the tidy central bathroom. A comfortable third bedroom is available downstairs for the perfect guest suite with direct outdoor access. Further highlights downstairs include split system A/C to the main living/dining, as well as a cosy study/office nook, large laundry room, guest powder room and under stairs storage space. The home features new split system air conditioners, brand new hot water system and new rangehood. Step outside to the undercover patio for easy alfresco entertaining, all spilling out into the space and privacy of the low-maintenance rear garden. Parking is provided in the single off-street carport with securely gated rear access. This quiet parkland pocket is perfect for a growing family, with an easy stroll to newly upgraded Ford Park for a fantastic playground, sporting facilities and a new childcare centre just opposite. Walk to Oriel Road buses, Banksia Street shops and Ivanhoe North Plaza with post office, cafe and bakery. Travel mere minutes to delightful Ivanhoe Village for Ivanhoe Aquatic Centre, beloved Ivanhoe Primary, Ivanhoe Library and shopping at Ivanhoe Plaza with Coles, cafes, chemist and more. A wonderful array of restaurants and cafes lines the main street, while Ivanhoe Station links straight to the city. Also within minutes are boutiques and eateries at Bell St Mall, shopping and cafes on Heidelberg's Burgundy Street, walking and cycling along the Darebin Creek Trail, and easy access to Austin/Mercy Hospital, Northland Shopping Centre, La Trobe University and the Eastern Freeway.