

2/47 The Boulevard, Ivanhoe, Vic 3079

Townhouse For Sale

Tuesday, 30 January 2024



2/47 The Boulevard, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Mark Britt

0394973222



Stewart Oldmeadow

0394973222

\$960,000-\$1,050,000

Discovering a townhouse on The Boulevard is like striking gold making this light-filled three bedroom gem featuring multiple alfresco areas and magnificent views an incredibly rare find in a bushland setting. Hear the bellbirds, smell the eucalypts and see the ranges over the Yarra River valley from this peaceful and private elevated townhouse in a small friendly block of only four. Easy vehicle access to a huge internal remote-control garage with space for two cars plus a trailer or workshop complements the remarkable opportunity for a relaxing low-maintenance lifestyle only metres to Wilson Reserve and Chelsworth Park in an iconic Ivanhoe pocket. Enhanced by solar electricity, ducted heating and split-system air-conditioning, a meticulously presented interior offers a spacious living and dining room opening to a covered balcony with views before an updated kitchen/meals area including stainless-steel appliances, a powder room, full laundry and a private rear courtyard garden (rear gate access). Upstairs with a high ceiling are three bedrooms where the main has its own sensational balcony, ceiling fan plus a dressing room while two include built-in robes and external window shutters. Further at this level is a modern bathroom with a separate shower and bathtub. Tightly held as its certain to be for a long time to come, seize the moment and secure your future here in a natural riverside location just moments to Ivanhoe's retail and restaurant precinct, the train station, grammar schools, golf course and the Eastern freeway. Miles Real Estate. In Conjunction (MPS) Melbourne Property Solutions Buyer & Vendor Advocate Services Mark Thompson 0409 958 720 mark@mpsadvocates.com.au [instagram.com/markthompson2416](https://www.instagram.com/markthompson2416)