

**202/264 Waterdale Road, Ivanhoe, Vic 3079**

**McGrath**

**Apartment For Sale**

Thursday, 16 November 2023

202/264 Waterdale Road, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**



Alex Morgan  
0401524119



Selena Peng  
0424267082

**\$525,000 - \$575,000**

Private Sale, Offers Closing Tuesday December 5th at 5pm (Unless Sold Prior) Set within a prestigious locale and tucked away in a private position in the complex, this two-bedroom two-bathroom apartment is characterised by a light-filled free-flowing living space, top of the line modern finishes and its great convenience to local amenities. Flawlessly presented, the home is designed to be shown off to family and friends as an all-year-round entertainer with a serene leafy aspect. Features Include;- Spacious north-facing open plan lounge/dining area with split system heating & cooling- Master bedroom with BIRs, access to balcony and quality private en-suite- Second bedroom with BIR's and access to north-facing balcony- Full sized central tiled bathroom with laundry facilities - Immaculate kitchen with bench space and stainless steel appliances (gas cooktops, dishwasher and rangehood)- Carpeted Bedrooms- Split system heating/cooling- Secure Entry with Intercom- Huge 87 square metres floor plan- 2 secure basement carpark with large storage cage- Three separate balconies With nothing more to do but move right in, this apartment offers the astute buyer the chance to secure a low-maintenance entertainer's lifestyle in a highly sought-after pocket. Close to North Ivanhoe shops, Ivanhoe Parklands, Austin Hospital Precinct, Northland Shopping Centre, public transport and much more! This is the perfect low maintenance opportunity for you to enter the housing market or simply add to a balanced investment portfolio in this sought-after development!