

**22 Livingstone Street, Ivanhoe, Vic 3079**



**Sold House**

Wednesday, 20 March 2024

22 Livingstone Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 3**

**Area: 1784 m2**

**Type: House**



Paul Evans  
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## Contact agent

SOLD by Miles Real Estate This strategically positioned site adjacent to Ivanhoe Plaza and the Ivanhoe Commercial precinct offers a very attractive income stream to a quality medical tenancy with a long established practice, with potential to capitalise on the tremendous potential in the medium term.- Land area: 1,784 sqm (approx.)- Leased to Qualitas Australia Pty Ltd trading as Ivanhoe Medical Centre- Five year lease plus option- Returning circa \$275,000 pa (gross)- Annual rent reviews- 18 metre frontage and rear right-of-way- Zoned General Residential Zone - Schedule 1- 8.5 kms from Melbourne's CBD- Ivanhoe Plaza incorporates Coles, Bakers Delight, Degani and various National Brand retailers- Minutes to a multitude of schools and Ivanhoe Train Station Terms: 10% Deposit, Balance 60/90/120 Days