

**22 Withers Street, Ivanhoe East, Vic 3079**

**Nelson Alexander**

**House For Sale**

Thursday, 1 February 2024

22 Withers Street, Ivanhoe East, Vic 3079

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1128 m2**

**Type: House**



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$2,800,000 - \$2,995,000**

The search ends here! Immediately comfortable and retaining all the charm and elegance of the Art Deco era, this captivating residence on an expansive 1,128m<sup>2</sup> (approx.) allotment with city views, huge rear garden and pool offers endless scope for future renovation/redevelopment in a coveted position moments from Ivanhoe East Village, popular local schools, and prestigious Boulevard parklands. Set well back from the street and bathed in beautiful day long light, polished timber flooring and soaring ceilings reveal four generous bedrooms (three with BIRs) and a central family bathroom with separate bath. A well-maintained kitchen adjoins the bright living and dining zone, opening directly onto a huge private and peaceful garden with entertainers' patio, sparkling 15m swimming pool with circular spa and enticing city views. Add to this, a separate laundry, hydronic heating, ceiling fans and ample off-street parking via side driveway and garage. Offering family flexibility to move in and enjoy now or utilise creative vision and renovation smarts to transform into a show-stopping family masterpiece (STCA) in the future. Enjoy a short stroll to Village shops, cafes & boutiques, plus freeways, Grammar schools, Yarra River Parklands and city-bound transport all just moments away. Whatever your plans may be, take advantage of this unmissable opportunity in a sought-after family locale that guarantees a very exciting future ahead - there's so much to love!