

279 The Boulevard, Ivanhoe East, Vic 3079

Nelson Alexander

House For Sale

Wednesday, 12 June 2024

279 The Boulevard, Ivanhoe East, Vic 3079

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1094 m2

Type: House



Nunzio Sulfaro
0394902900



Annalise Newell
0394902900

Auction \$2,600,000 - \$2,700,000

This beautifully presented family home exudes original charm, nicely elevated over lush Yarra parkland in this prestigious pocket of Ivanhoe East. Settled on a sizeable garden block, there's ample opportunity for the astute buyer to refresh, renovate or redevelop (STCA) within this immensely idyllic locale. Generous garden frontage welcomes you to the home, opening into the spacious formal lounge with elegant bay windows and gas fireplace. Step up to the inviting formal dining room, where French doors open to a large covered balcony for a seamless flow into outdoor entertaining. Casual open plan living and dining zones offer plenty of space for the family, freely adjoining the built-in study nook and the charming timber kitchen with lovely garden views. Spread out into three large bedrooms with built-in robes to two, each serviced by two separate bathrooms plus rear laundry with WC. An additional undercover alfresco area adds to the entertaining potential, privately nestled within the impressive north-facing rear garden. The light-filled studio makes an ideal workspace, art studio or fourth bedroom. Two carports are provided out front, with an extensive driveway offering gated side access. Stroll or cycle through serene Yarra parkland, or take advantage of fantastic sporting facilities for tennis, golfing, and more. Walk up to treasured East Ivanhoe Village for local shops, grocers, boutiques, cafés and eateries. Ivanhoe East Primary is just around the corner, with easy travel to esteemed Ivanhoe Grammar or Girls' Grammar. Also within minutes are trendy Ivanhoe Village restaurants, the Austin/Mercy Hospital medical precinct, La Trobe University, Northland Shopping Centre and effortless Eastern Freeway entry.