

# 3/1 Ashby Grove, Ivanhoe, Vic 3079

Miles  
EST. 1924

## Sold Unit

Wednesday, 13 September 2023

3/1 Ashby Grove, Ivanhoe, Vic 3079

Bedrooms: 3

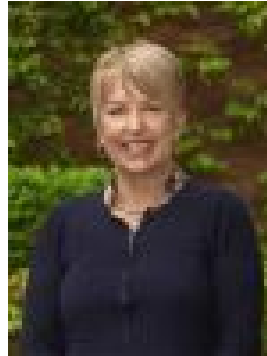
Bathrooms: 2

Parkings: 1

Type: Unit



Damien Carter  
0394900538



Elisse Farquhar  
0394973222

**\$1,143,000**

SOLD by Miles Real Estate. Bigger, brighter and beyond all expectations, this expansive three bedroom, two bathroom villa unit that's set peacefully at the north-facing rear of a boutique block is an absolute low-maintenance, high-value beauty. One owner only since built in 1972 has had the pleasure of cleverly enhancing, meticulously maintaining and thoroughly enjoying the extra-large interior and extensive sun-filled rear garden. Now's the opportunity to seize the moment and savour the space in an incredibly convenient, blue-ribbon Ivanhoe location. Delightful garden entry reveals a surprisingly spacious layout where two ground-floor bedrooms are complemented by an upstairs main bedroom featuring a study nook and an ensuite with all including built-in robes. The exceedingly-comfortable living room is large and flows through to a modernised kitchen with a dual-drawer dishwasher and a dining room before opening to a huge north-rear covered terrace overlooking lawn and flowering garden. Central is a bathroom with a shower and a bathtub, a separate toilet and a full-size laundry while features include ducted heating, split-system air-conditioning, a big utilities courtyard, rainwater tank plus a remote-control garage. One of just three in an attractive setting, this highly-impressive home offers rare lifestyle appeal in an exclusive treelined setting near Ivanhoe's popular cafes and shops, charming Eaglemont Village, train station, parks, schools and Heidelberg's hospitals.