

**3/3 Rotherwood Road, Ivanhoe East, Vic 3079**

**Nelson Alexander**

**Apartment For Sale**

Friday, 24 May 2024

3/3 Rotherwood Road, Ivanhoe East, Vic 3079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jason Johnson  
0438305044



Mark Verrocchi  
0394902900

## **Auction \$580,000 - \$620,000**

In a boutique block surrounded by established gardens, this ground-floor apartment presents an exceptional low-maintenance lifestyle opportunity with its spacious design, impressive inclusions and premier position. Step inside to discover a welcoming interior boasting two generous bedrooms (large master with WIR) complemented by a private ensuite and stylish main bathroom. Filled with northerly light, the open living/dining area is wonderfully versatile adjoined by a contemporary kitchen complete with ample bench space, excellent storage, stainless-steel cooking appliances and dishwasher. Other stand-out features of this attractive abode include an undercover balcony (from the living area) with leafy outlook, split-system heating/cooling, stylish hybrid floors and quality laundry facilities, plus the added advantage of an undercover off-street parking space. Walking distance to Ivanhoe station, bus stop, Ivanhoe east village shops, cafes and the area's thriving retail precinct, as well as easy access to esteemed private schools and the Eastern Freeway.