

**3/47 The Boulevard, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 17 April 2024

3/47 The Boulevard, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



James Labiris  
0394902900



Liz Walker  
0394902900

## **Private Sale \$1,199,000**

With sweeping views across the Ranges and an enviable riverside location, this three-level town residence within a tightly held block of only four offers an unrivalled lifestyle of relaxation and indoor/outdoor tranquillity moments from endless parklands and iconic Yarra River trails. Drenched in natural light from all angles, discover a welcoming foyer entrance ascending to the second level living room, with floor to ceiling sliding doors opening onto a private balcony with breathtaking views to enjoy late night fireworks, or an early morning coffee as hot air balloons pepper the sky and native birdlife awake for the day. A neat and tidy kitchen/meals area includes induction cooking and enjoys access to a huge L shaped courtyard, enveloped in lush greenery and offering the ultimate sanctuary for private retreat. Three upper-level bedrooms (master with walk in wardrobe and balcony) are serviced by a spacious bathroom with separate bath and dramatic skylights invite light in throughout. Add to this, a rare tandem garage with extra storage space for versatile conversion into a home office or gym, plus a separate laundry, ducted gas heating and double-glazed windows. Much loved by the same owner of 25 years, not often do opportunities at this coveted address come along, where the serenity of bushland combines effortlessly with nearby modern convenience. Stroll to Ivanhoe shops and cafes, Darebin train station, popular Grammar Schools and a myriad of walking/cycling trails along the Yarra River into the heart of Melbourne CBD. Welcome home!