

3 Tate Street, Ivanhoe, Vic 3079

Nelson Alexander

House For Sale

Friday, 3 May 2024

3 Tate Street, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: House



Nunzio Sulfaro
0394902900



Annalise Newell
0394902900

Auction \$1,050,000 - \$1,150,000

Enviably positioned in the exclusive heart of Ivanhoe, this separately titled and secure lowmaintenance gem boasts enticing lifestyle prospects! Nest or invest in the ideal first home or downsizer, all a short stroll to cafés, prized schooling, extensive parklands and city trains. Enter the elegant façade via a landscaped frontage to a comfortably carpeted home with an excellent floor plan, featuring a generous and light filled lounge and dining zone with split system cooling and gas ducted heating through-out. The immaculate modern kitchen offers ample storage, abundant bench space and quality stainless steel appliances including dishwasher. The large main bedroom is nestled privately on the ground floor complemented by a large walk-in robe and spacious ensuite. Additional features on the ground floor include a guest powder room, separate laundry and convenient under stairs storage. Upstairs two additional generous bedrooms (BIRs) have abundant natural light, ceiling fans and share a spacious central bathroom. Entertain outdoors in the large, private north facing courtyard – perfect for alfresco dining with plenty of room for the BBQ! The additional courtyard at the rear of the home provides extra storage, while parking is provided via side access to a single car space and remote single garage with rear and internal entry. Stroll mere moments into vibrant Ivanhoe Village for popular cafés and restaurants, local shops and boutiques, major supermarkets and more. Ivanhoe Primary is right around the corner with Ivanhoe Grammar/Girls' Grammar just beyond, and only 650m to Ivanhoe Station for transport straight to the CBD. Also within moments are Ivanhoe Library, Ivanhoe Aquatic Centre, Nellie Ibbott Reserve and the peaceful Darebin Parklands. Travel easily to La Trobe University, Austin/Mercy Hospital, Northland Shopping Centre, golfing and cycling along the Yarra River, and effortless entry to the Eastern Freeway.