

# 3 Waterdale Road, Ivanhoe, Vic 3079

## House For Sale

Tuesday, 6 February 2024

Miles  
EST. 1924

3 Waterdale Road, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 648 m2

Type: House



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**\$2,400,000-\$2,580,000**

Little more than 100-metres from the banks of the Yarra River in an exclusive Fairy Hills pocket lies this captivating tuckpointed-brick residence in magical treed garden surroundings. Secluded within an enchanting attic-style façade with a security entrance porch, this elegant two-level home blends original Arts & Crafts character with quality contemporary enhancement for a relaxed and flexible family lifestyle enjoyed in a peaceful garden setting. Strapped ceilings, leadlight windows, polished floorboards and fireplaces create a timeless milieu throughout a beautiful living room and a substantial dining room before a conservatory-style sunroom lounge that captures a glorious vista of garden greenery. The ground-floor layout incorporates a study, a bathroom and a superbly-renovated kitchen featuring Bosch stainless-steel appliances (induction cooktop), stone countertops and dual walk-in pantries, while outside amidst landscaped garden is an entertainment deck, charming cottage studio/storeroom and a remote-control double garage. Accommodation upstairs is perfectly proportioned with a modern bathroom complementing three large bedrooms (built-in/walk-in robes) where the main includes a study retreat. Also offers ducted heating, split-system air-conditioning and ample storage. Nestled on a 648m<sup>2</sup> allotment (approx) that's privately set back behind a bushland nature strip, this compelling home in tranquil riverside environs is located within moments of parklands and walking trails, grammar schools, Ivanhoe shopping and cafes, train station and the freeway. Miles Real Estate.