

**30 Stortford Avenue, Ivanhoe, Vic 3079**

**Miles**  
EST. 1924

**Sold House**

Wednesday, 13 September 2023

30 Stortford Avenue, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 622 m2**

**Type: House**



Elisse Farquhar  
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**\$1,282,000**

SOLD by Miles Real Estate. Exceptionally wide side frontage, and a highly-coveted corner position that's GRZ2 zoned make this outstanding land opportunity in a highly sought-after parklands pocket one of Ivanhoe's most inviting and inspiring. Quietly set on the corner of Bond Street, this classic three bedroom, mid-century home resting on a superbly-located 622m2 allotment (approx) is poised for success with its enticing dimensions and excellent potential. Less than 100-metres to Cartledge Reserve with Darebin Creek trails just down the street, reap the rewards this prime corner property by bringing exciting ideas to an ever-popular locale. While the home's attractive profile and comfortable interior offer scope to renovate if desired, the large level site with native garden surroundings drenched in north light is ripe for renewal. Draw up plans and get the project going as the possibilities are perfect from building a beautiful big family residence to designing stunning new townhouses (STCA). Including garage access from Bond Street, this superb block is brilliantly situated for a desirable lifestyle with easy access to Ivanhoe shopping and cafes, the train station, buses, Heidelberg's hospitals, sporting facilities and leading schools.