

**313/1 Westley Avenue, Ivanhoe, Vic 3079**



**Apartment For Sale**

Wednesday, 17 April 2024

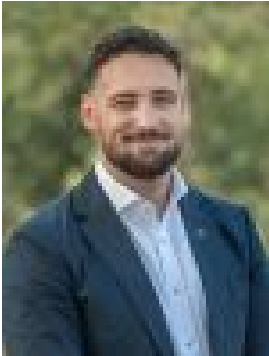
313/1 Westley Avenue, Ivanhoe, Vic 3079

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Josh Saunders  
0407011901



Juliette lemmolo  
0419727709

**\$445,000 - \$485,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 14TH MAY AT 6PM (UNLESS SOLD PRIOR) Celebrating contemporary elegance with convenient lifestyle advantages within the sought after 'Evergreen' development, this elevated apartment successfully delivers a sublime sanctuary with work from home benefits on the doorstep of vibrant Ivanhoe Village appealing to astute homebuyers and investors alike. Exuding quality, a light filled floorplan enhances the refined palate of luxurious finishes throughout. Engineered timber floors line the open concept living, dining and kitchen boasting a full suite of Miele appliances, stone benchtops and a breakfast bench servery, all seamlessly extending through floor to ceiling expanses of glass to the full width covered terrace showcasing breathtaking vistas to the city skyline. The robed bedroom features direct access to the terrace and is accompanied by the sleek designer bathroom with european laundry and separate home office space. Further complements include secure basement carpark, efficient split system heating/cooling, double glazing and access to the spectacular landscaped rooftop for entertaining or relaxing surrounded by panoramic views. Conveniently positioned in a lifestyle locale, walk to cafes, restaurants, boutiques and grocers, Ivanhoe Train Station, recreation facilities and Yarra parklands. Also close by Austin Hospital major medical precinct and easy access to major arterials.