

**32 Valentine Street, Ivanhoe, Vic 3079**

**House For Sale**

Wednesday, 12 June 2024



32 Valentine Street, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 572 m2**

**Type: House**



Stewart Oldmeadow  
0394973222



Chris Ristevski  
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**\$1,600,000-\$1,700,000**

Fall in love with the fully-renovated spaces, future flexibility and fabulous location of this immaculate single-level residence on a north-facing rear block with deep Athelstane Grove frontage. Set behind beautifully-designed garden, this delightful two bedroom, 2.5 bathroom and study home is perfectly sited on a 572m<sup>2</sup> corner allotment (approx) with multiple car off street parking where a large, open backyard with Athelstane Grove access will inspire big ideas whether it's landscaping, extending, adding a garage or exploring dual-occupancy options (STCA). As it currently stands, this superbly-presented residence with CCTV security is ideal for excellent low-maintenance living and alfresco entertaining. Ducted heating, evaporative cooling and polished hardwood floorboards complement the impressive interior where a central hallway leads to two sizable bedrooms both with mirror built-in robes and brilliant ensuites. Further is a powder room before a spacious fully-appointed kitchen, study/office area, huge laundry and flowing open-plan dining and living areas with split-system air-conditioning. Another feature to adore beyond rear sliding doors is an exceptional semi-enclosed deck with plantation and security shutters that delivers amazing all-seasons entertaining. Desirably situated at the cul-de-sac end of Valentine Street in a highly-prized treelined pocket, this remarkable corner property with abundant off-street parking will suit a range of savvy buyers close to the Ivanhoe retail-restaurant precinct, parkland trails, aquatic centre, quality schools, Burgundy Street hospitals and train station. Miles Real Estate.