

# 337 The Boulevard, Ivanhoe East, Vic 3079

**Nelson Alexander**

## House For Sale

Thursday, 1 February 2024

337 The Boulevard, Ivanhoe East, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 784 m2**

**Type: House**



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$2,300,000 - \$2,400,000**

Striking the perfect balance between original Art Deco architecture and elegant contemporary living, this three-bedroom home offers a rare opportunity to live on one of Melbourne's most prestigious addresses. Situated on The Boulevard in Ivanhoe East, directly opposite the Yarra River, this property delivers uninterrupted views from the river bushland all the way out to the Dandenong Ranges. This triple-fronted, double-brick home sits on a generous 783sqm block, and is surrounded by established gardens. Arched front doors, a stately spire and a row of turrets greet you on arrival and welcome you inside - inviting you to unfurl, take a breath and enjoy its majestic serenity. Polished original hardwood flooring shines with immaculate flair, and soaring ceilings highlight the unique cornice detailing throughout. Brand new ducted heating and cooling add a touch of modern luxury, while old-world charm emanates from the elegant retreat with fireplace, the inviting formal dining room, and the spacious formal lounge sharing in panoramic parkland views. The newly refurbished kitchen cements this layout as an entertainer's dream, primed for the perfect central hub with homely timber benchtops, endless storage options, dishwasher, casual meals zone and a tidy butler's pantry. A wealth of linen storage is available at the heart of the home, as is the family bathroom with timber vanity, quality tiling and separate bathtub and shower. All three bedrooms present their own personal comfort zone with fresh new woollen carpet, ample built-in storage and a convenient private ensuite to the extra-large main. Enjoy seamless access to the cosy pergola deck for a relaxed alfresco retreat, or host friends and family in the magnificent rear garden with a lovely central terrace and plenty of room for the BBQ. Brand new electric gates reveal extensive driveway space, flowing down to the double brick garage and workshop with new electric doors, three-phase power and a four post car hoist. Further highlights include solar panels, an external laundry room, a garden shed and securely gated side access. First developed in 1930, this beloved home was last sold in 1982 to champion cyclist Jeff Austin. Staying within his family for over four decades, the time has come for a new family to grow and flourish in this idyllic location. Ingrained in the legacy of the Heidelberg School and Heide Museum of Modern Art, this cultural touchstone on The Boulevard remains revered for its natural beauty. Blaze the same trails as the home's former owner with invigorating cycling 6km up to Templestowe, or 8km down into the city. Stroll to serene Yarra parkland or the famous Boulevard Christmas Lights for an unforgettable festive season. The great outdoors is yours to explore with horse paddocks, golf courses and tennis courts all available mere moments from your doorstep. East Ivanhoe Village provides an award-winning locally owned supermarket, a stylish recently hatted wine bar and plenty of local boutiques and eateries. You're less than 1km from Ivanhoe East Primary and within 3km of esteemed private schooling. Drive approx. fifteen minutes into the CBD, or even shorter to major shopping centres and buzzing nightlife in Fitzroy and Clifton Hill.