

**35 Gilbert Road, Ivanhoe, Vic 3079**



**House For Sale**

Friday, 23 February 2024

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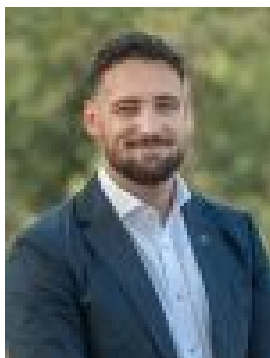
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 841 m2**

**Type: House**



Josh Saunders  
0407011901



Jamin Silluzio  
0411655391

**\$1,880,000 - \$1,950,000**

Peacefully nestled within the coveted Fairy Hills precinct surrounded by the natural environs of sprawling Yarra parklands, this family domain set on a magnificent 841m<sup>2</sup> (approx.) landholding boasts privileged family lifestyle credentials with advantageous convenience only moments to trains, village shopping and elite grammar schools. A sprawling frontage reveals a single level home of charming character designed with a thoughtfully conceived floorplan for modern family living presented in immediately comfortable order yet offers scope for future capital improvement by way of inspired renovation/extension or spectacular new home build. Offering space and flexibility throughout for growing families, a generous lounge provides a private retreat before entering the expansive open concept living, dining, family zone enhanced by a central open fire, all serviced by the sleek kitchen and casual meals extending to the paved patio surrounded by established garden, perfect for alfresco enjoyment with preferred North orientation. Accommodation comprises of a grand master suite complete with sizable walk in wardrobe dressing room and ensuite, while two further bedrooms are accompanied by the central bathroom. Further complements include sunroom study/rumpus, full size laundry and garage with workshop. Located in a tightly held Yarra parklands position sought for convenient walking distance blue-ribbon amenity including esteemed Ivanhoe Grammar, Ivanhoe Girls Grammar, Ivanhoe East Primary, Train station, Ivanhoe central retail, grocers, cafes and restaurants, East Ivanhoe Village, and Chelsworth recreation reserve. Also close by Austin Hospital major medical precinct and easy arterial access.