

**35 Waterdale Road, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Sold House**

Friday, 8 March 2024

35 Waterdale Road, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Cameron Ingram  
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## Contact agent

Fairy Hills Fairy Tale with Treasure Trove of Future Potential Superbly positioned in the highly sought-after Fairy Hills precinct, moments from Yarra River parklands and prestigious private schools, this much-loved family home of over 60 years offers all the hallmarks of valuable real estate: position, proportions, and incredible future potential! Retaining all the period charm and grace of the era, soaring ceilings and a wide entranceway introduce three well-appointed bedrooms and an authentically retro main bathroom. A sunlit open plan kitchen and dining room adjoins the separate family room, and a spacious and private rear garden completes the package. Add to this, a sunroom, full laundry, split system cooling and ducted heating, warm timber flooring and single lock up garage accessed via side driveway for easy off-street parking. With tremendous scope for future enhancement through renovation or redevelopment (STCA), this prized period home celebrates a desirable location to match: stroll to acres of Yarra River parklands, popular local schools, Ivanhoe Village shopping & cafes plus city-bound transport and easy freeway access all just moments away. Buyers with creative vision and renovation smarts will delight in this terrific opportunity to reimagine the future in a highly prized, family-friendly locale. Opportunity knocks!