

**357-359 The Boulevard, Ivanhoe East, Vic 3079**

**Nelson Alexander**

**House For Sale**

Wednesday, 24 April 2024

357-359 The Boulevard, Ivanhoe East, Vic 3079

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$2,200,000 - \$2,400,000**

Not often does an opportunity like this come along! Superbly located on the prestigious Boulevard with sweeping uninterrupted bushland views, this sprawling mid-century architectural masterpiece has stood the test of time, rich with the wonder of the yesteryear and looking confidently to the next generation to begin making memories of their own. Much loved by the same family for over 60 years, the distinctively timeless interiors and split-level floorplan boast grand proportions, endless natural light, ample family accommodation and enticing scope for future refurbishment (STCA). Discover five generous bedrooms, three authentically retro bathrooms and a harmonious sunken lounge room with feature fireplace and gorgeous natural light streaming in via floor-to-ceiling windows. An elevated formal dining area provides ample entertaining options, complemented by a separate timber kitchen/dining with induction cooking, generous cabinetry and home office. Outside, a calming sanctuary awaits, complete with feature pond, brick paved terrace and large rear garden. Add to this, a large full-sized laundry, split system heating/cooling, separate carport and garage, abundance of storage space and a cleverly concealed underground cellar that's sure to impress even the most discerning of wine enthusiasts. Proudly positioned within a quiet, rarely offered location, where community minded neighbours, the harmonious sound of birdsong, protected, uninterrupted views and proximity to acres of Yarra River parklands/walking trails make city-edge living feel remarkably like the country. Enjoy an enviable stroll to the endless serenity of the Yarra River, plus sporting recreation, golf courses, elite schooling options, Ivanhoe East shopping and cafes and only 11km into the heart of Melbourne CBD. A terrific opportunity to make your mark and reimagine the future in a sought-after address where city convenience and country tranquillity blend seamlessly for effortless family living. Welcome home!