

# 4/38 Livingstone Street, Ivanhoe, Vic 3079

Quixley.  
Since 1952

## Townhouse For Sale

Monday, 15 April 2024

4/38 Livingstone Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$770,000 - \$840,000**

Set in a boutique block of only 6 & overlooking the tranquil green surrounds of Nellie Ibbot Reserve & the Donaldson Creek Trail, this unique townhouse uncovers a blend of retro style & contemporary finishes to produce a low maintenance lifestyle. The welcoming entrance hallway opens to the light-filled open plan lounge/dining room with high ceilings, & kitchen (gas cooktop, electric wall oven, dishwasher & ample cupboard/bench space) - all overlooking the rear yard. The top level comprises two very generously sized bedrooms (both with quality carpets & exposed brick feature walls) - main bedroom comprising oversized storage/BIR. The central bathroom is sleek, stylish & with oversized frameless shower. The 3rd bedroom/study is generously sized & off the lounge room. The sunny low maintenance courtyard & decking area is perfect for entertaining or relaxing with friends. With high ceilings throughout & drenched in natural light, this chic stylish townhouse is very generously sized & is complimented by heating/cooling, European laundry & separate toilet. The property includes remote controlled garage with huge additional space & storage that needs to be inspected to be appreciated. Walking distance to Ivanhoe's renowned retail precinct, popular eateries, local buses & Ivanhoe Station - not to mention easy access to Darebin Creek Parklands, Ivanhoe Primary School & local elite private schools.