

**4 Ian Avenue, Ringwood East, Vic 3135**



**Sold House**

Tuesday, 16 January 2024

4 Ian Avenue, Ringwood East, Vic 3135

**Bedrooms: 3**

**Bathrooms: 1**

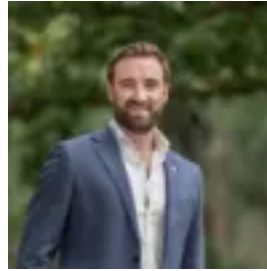
**Parkings: 2**

**Area: 651 m2**

**Type: House**



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**\$950,000**

Characterised by a stunning tree lined avenue, this immaculately presented and modernised home delivers low maintenance, tranquil living at its finest. Beautifully welcoming with trickling water features, original hardwood polished floors, and seamlessly connecting spaces that encourage a family to entertain, celebrate and rejuvenate. Superbly positioned for ease of access to Eastland and Eastlink yet only minutes walk to tranquil parkland and trails. The functional and engaging layout encompasses a large naturally lit open living and dining room looking out to a north-facing, wide front veranda. Merging with a refurbished kitchen with re-surfaced cabinetry, freestanding gas cooker with electric grill and LG dishwasher. Stylishly enhanced by a subway tiled splashback and generous walk-in pantry storage area. Matched in comfort by a huge separate family room with integrated bar for sensational social events. In winter, enjoy the comfort of this sun filled room or walk out to the covered merbau deck with solid red gum bar bench to relax with a drink. Stepping down to a second alfresco deck or snuggle by the open brick fireplace in an impressive undercover entertaining hub. Emanating Balinese vibes with its bamboo wall feature and thatched ceiling, you will think you are in your own private retreat. The gardens are magnificently cared for with blue stone retaining wall and established Little Gems lining the back fence for enhanced privacy. A large shed/potting area adjoins an oversized single lockup garage with workbench, shelving and tilt door. Complementing this great entertainment set-up are three sun bathed bedrooms and a modern skylit bathroom plus a full sized laundry with side door access. The single level home is further enhanced by quality double glazed windows, Rinnai gas space heater, split system, 3 x ceilings fans, linen storage, water tank connected to WC, dual water features and a veggie patch for green thumbs. In addition, there is ample off street parking for extra cars or a boat/caravan/trailer. Central to Ainslie Parklands and Kalinda Primary Schools, Norwood and Melba Secondary Colleges, Tintern Grammar and just down the highway to Luther College and Yarra Valley Grammar. Walk to the Karralyka Theatre and Mullum Mullum Reserve/Trail leading you to Ringwood Lake and Eastland. Close to Town Square and an array of local restaurants plus Costco. A short walk to Ringwood East Station, Maroondah Hospital, and close to Old Lilydale Road and Burnt Bridge shopping precincts. Handy to the Eastern Freeway and Eastlink.