

# 44 Melcombe Road, Ivanhoe, Vic 3079



## House For Sale

Tuesday, 27 February 2024

44 Melcombe Road, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 558 m2

Type: House



Stewart Oldmeadow  
0394973222



Gordon Hope  
0403613577

**\$1,750,000-\$1,900,000**

A beautifully picturesque English-style profile by the exclusive Beaumont Estate reflects the commitment to elegance, excellence and easy living conveyed by this impeccably renovated 1930s residence. Seamlessly linked to AV Jennings' landmark estate that set the tone for blue-ribbon suburban design, this stunning three bedroom home is in acclaimed company showcasing period refinement and luxury enhancement backdropped by a glorious landscaped oasis. Beyond delightful established garden, arched leadlight windows within a vine-covered brick façade reveal a flawless interior framed by decorative ceilings and a polished parquet floor. Security porch and hallway entrance leads to a gorgeous ground-floor main bedroom with a fitted dressing room and designer ensuite including a double-shower and exquisite freestanding bath. An elegant sitting room (OFP) adjoins a formal dining room projecting into the rear garden, before a spacious open-plan gourmet kitchen (Smeg/Miele appliances, integrated fridge/freezer, stone-topped breakfast island) and a fireside family/meals area. A wall of double-glazing incorporating dual French doors opens to meticulously designed garden both sunny and secluded that includes terrace areas, no-mow artificial grass and a leafy treed perimeter. The light-filled layout offers two upstairs bedrooms (built-in robes, study alcoves) plus a pristine bathroom and a full-size laundry while there's also ducted heating, split-system air-conditioning, plantation shutters, LED lighting and internally-accessed garage with attic storage. An inspirational setting for a first-class, low-maintenance lifestyle in a highly-prized pocket close to Ivanhoe's boutique cafe and shopping precinct, Burgundy Street and the Austin Hospital, train station, schools and parklands. Miles Real Estate.