

**5/9 Waverley Avenue, Ivanhoe, Vic 3079**

HAUGHTON STOTTS

**Sold Unit**

Friday, 27 October 2023

5/9 Waverley Avenue, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Stefan Dzanovski  
0394971990

**\$775,000**

Ideally located moments from the heart of thriving Ivanhoe Central, this quality 2 bedroom villa unit, peacefully set with preferred rear position will appeal to astute first home buyers, downsizers and investors seeking low maintenance lifestyle advantages with blue chip credentials. Boasting a tastefully updated interior, the spacious floorplan comprises sizable open plan lounge/dining room bathed in natural light, large kitchen with additional meals area, two robed bedrooms beside the central bathroom and separate powder. Outside, two private garden and paved courtyards provide for alfresco enjoyment in a paved setting while the other is grassed, perfect for pets, children's play and green thumbs. Further compliments include single lock up garage, another on title open car space, laundry room with external access, in an enviable location only a short walk to all of Ivanhoe's amenities including cafes & restaurants, retail and grocers, Ivanhoe Train Station, Ivanhoe Primary School, grammar schools, parklands & walking trails, close by Austin Hospital major medical precinct, Northland Shopping Centre, LaTrobe University and easy arterial access only 9kms to Melbourne CBD.