

# 5 Clifton Grove, Ivanhoe, Vic 3079

## House For Sale

Tuesday, 21 November 2023

Miles  
EST. 1924

5 Clifton Grove, Ivanhoe, Vic 3079

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 522 m2

Type: House



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**\$1,200,000-\$1,275,000**

A petite central Ivanhoe street and a picturesque English-style profile create the perfect presence for this elegant single-level residence blending period beauty, modern quality and a wonderful north-facing rear garden oasis. Quietly located only a short walk to all of the cafes, restaurants and shopping options that make the area such a lifestyle drawcard, this attractive clinker brick home is every bit impressive with a flexible interior framed by high decorative ceilings and polished hardwood floors creating a warm and inviting ambience enhanced by ducted heating and evaporative cooling. The low-maintenance layout features a beautiful multi-purpose room (in-built workstation desk/storage, open fireplace) that's an ideal bedroom, office or extra living space opening to a garden-set porch while further off the entrance hall are two sizable bedrooms including built-in robes and a stylishly-renovated bathroom with an easy-access shower. The gourmet kitchen is outstanding and boasts full Neff appliances including induction cooktop as well as copious soft-close storage and flows to a light-filled dining and living room where sliding doors reveal a large entertainment deck in gorgeous, north-rear garden seclusion. Also includes a full-size laundry, separate toilet, rainwater tanks, driveway off-street parking and remote-control door carport with storage. Situated on a manageable 522m<sup>2</sup> allotment (approx) with potential second-level city skyline views, this delightful home is enviably positioned near Ivanhoe's grammar and primary schools, supermarkets, salons, train station, parklands and Burgundy Street's hospitals precinct. Miles Real Estate.