

**52 Valentine Street, Ivanhoe, Vic 3079**

**Miles**  
EST. 1924

**Sold House**

Thursday, 16 November 2023

52 Valentine Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 571 m2**

**Type: House**



Elisse Farquhar  
0419116130



Cara Scott  
0419944991

**\$1,610,000**

SOLD by Miles Real Estate. Inspiration surrounds this inviting opportunity so just follow your heart to a blue-ribbon Ivanhoe location and fall in love with the parkland position and highly-prized potential. Valentine Street is a favourite among locals with its peaceful family-friendly ambience, mix of beautifully renovated and stunning new homes, and its exceptional proximity to all of Ivanhoe's excellent amenities. Here, just a few doors across to Cremean Reserve with its playground and walking trail, is the site you've been searching for to make a brilliant, brand-new statement in luxury Ivanhoe living. Currently occupied by a cream brick mid-century dwelling, this impressive 571m<sup>2</sup> allotment (approx) featuring a keenly sought-after north-facing rear garden offers the perfect dimensions and ideal orientation to put plans in place to make your dream come true. Similar examples of exactly what's possible are in plain sight along this quiet native treelined street, so aim high with a magnificent architectural design and build a luxurious new family residence to be the best of them all (STCA). Superbly situated in a park-side pocket primed for capital growth, this new home site presents an unsurpassed opportunity to create a wonderful lifestyle near Ivanhoe's vibrant and boutique retail-restaurant precinct, leading primary and grammar schools, Heidelberg's Austin and Mercy Hospitals, the aquatic centre and Ivanhoe train station.