

**6/94 St Elmo Rd, Ivanhoe, Vic 3079**



**Unit For Sale**

Saturday, 25 November 2023

6/94 St Elmo Rd, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Unit**



Max Pisano

**\$590,000 - \$645,000**

Nestled in the serene and sought-after locale of Ivanhoe, this charming 2-bedroom home at 6/94 St Elmo Road presents a unique blend of classic architecture and contemporary comfort. Spanning 82sqm of living space, this solid 1970s built residence is an ideal proposition for those embarking on their homeownership journey or astute investors seeking a valuable addition to their portfolio. Upon entering, the inviting warmth of polished timber flooring leads you into a spacious, open-plan living and dining area, bathed in natural light. The living room, anchored by a graceful ornamental fireplace, seamlessly transitions into a modern kitchen and meals area. Here, sleek cabinetry and quality appliances beckon culinary exploration, while a picturesque window frames a view of the verdant outdoors. The residence comprises two generously proportioned bedrooms with BIRs, each a sanctuary of rest with ample storage and garden vistas. The central bathroom, a model of functional elegance, features crisp white fittings complemented by stylish tiling. Step outside to discover a sizable, private outdoor area where al fresco dining and relaxation can be enjoyed against the backdrop of a beautifully maintained brick privacy wall, encapsulating the essence of indoor-outdoor living. A hallmark of practicality, this home includes off-street parking with a dedicated car space on title, ensuring convenience. The rear positioning of the unit in a boutique collection of six maximizes privacy and tranquility. The low owners corporation fees of approximately \$450 per quarter make this an economically sound choice, further enhanced by the property's enduring build quality and minimalistic aesthetic that awaits the new owner's personal touch. Situated moments from Ivanhoe's vibrant café culture, shopping precinct, elite schooling options, and reputable hospitals such as Austin & Heidelberg Repatriation Hospitals and Warringal Private Hospital, this home offers a lifestyle of unrivaled ease and accessibility. With its blend of privacy, style, proximity to healthcare, and location, 6/94 St Elmo Road is not just a dwelling but a haven for those who value suburban charm infused with urban convenience and well-being. Whether as a cherished home or a wise investment, this property stands as a testament to quality living in a prestigious neighborhood.