

6 Gruyere Lane, Ivanhoe East, Vic 3079

Nelson Alexander

House For Sale

Wednesday, 17 April 2024

6 Gruyere Lane, Ivanhoe East, Vic 3079

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



James Labiris
0394902900



Liz Walker
0394902900

Auction \$1,650,000 - \$1,785,000

Immerse yourself in the light-filled luxury of this tastefully renovated family sanctuary, proudly elevated amidst immaculate gardens in an exclusive enclave of idyllic Ivanhoe East. Enjoy true serenity in this private laneway, moments from tranquil Yarra parkland and cherished village amenities. Front access is available via a private pathway through lush established gardens, opening to this exquisite interior with split system heating and cooling and stunning polished floorboards throughout. The spacious sun-soaked lounge centres on a warming fireplace, with double doors allowing seamless flow into the formal dining room for effortless entertaining. The sparkling central kitchen is impressively appointed with endless storage, pristine splashbacks and high-end stainless steel appliances, wrapping right around to a delightful breakfast bar for casual meals. Three generous bedrooms, two with built-in robes, each serviced by the stylish main bathroom with floating vanity, heated towel rail and separate bathtub and shower. The expansive fully enclosed sunroom incorporates gorgeous black and white tones, offering a versatile retreat for further lounging, dining or entertaining with lovely garden views and laundry access. Adding to the flexibility is the huge storage space hidden away beneath the home with additional WC. Beautifully landscaped gardens slope upwards to create your own private leafy hideaway, leading through to an enchanting alfresco area with built-in seating and BBQ facilities. R.O.W access allows for ample off-street parking, including the secure double garage, single roller door carport with rear access. Bordered by tranquil Yarra parkland, you'll enjoy instant access to invigorating cycling trails, prized parkland, horse paddocks, golf courses, tennis courts and more. Stroll along The Boulevard each festive season for the famous Boulevard Christmas Lights, or walk up to treasured East Ivanhoe Village for friendly shops, grocers, boutiques, cafés and eateries. Trendy central Ivanhoe is just minutes away for cafés, restaurants and major supermarkets, plus trains to the city via Ivanhoe Station. Walk to Ivanhoe East Primary or travel to esteemed Ivanhoe Grammar and Girls' Grammar, while effortless Eastern Freeway entry connects you to shopping centres, inner-city hotspots and the CBD itself (approx. 11.5km away).