

# 649 The Boulevard, Eaglemont, Vic 3084



## House For Sale

Thursday, 15 February 2024

649 The Boulevard, Eaglemont, Vic 3084

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1003 m2

Type: House



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**\$2,400,000 - \$2,600,000**

A once-in-a-generation opportunity, only a select few get to spend their lives living opposite the Yarra River's botanic beauty. Enjoying an exclusive position within Walter Burley Griffin's Glenard Estate and boasting rear access to secluded Homestead Park where the neighbours regularly gather to socialise, this romantic red brick residence comes with a range of exciting possibilities. Freshly painted and stylishly updated, high-set views across the property's orchard provide a soothing backdrop to the four bedroom, three bathroom design. Featuring a living room, dining room, family room, retreat and bright kitchen, move in immediately for a comfortable lifestyle. On 1003 sq m approx. choose to renovate and extend further or start from scratch and construct a prestigious new residence (STCA). Next to the Yarra Flats Parkland and the Main Yarra Trail, walk to Burgundy Street shops and cafes, the Austin Hospital and the Boulevard's Christmas lights. Close to Eaglemont Village, Ivanhoe East Village, the train, and Ivanhoe Grammar and Girls' Grammar Schools.\* Elegant family home opposite the Yarra Flats Parklands\* In Walter Burley Griffin's exclusive Glenard Estate\* Private Homestead Park at the rear\* A comfortable four bedroom, three bathroom design\* Master bedroom with WIR and ensuite\* Split system air-conditioners\* Carport and garage\* On 1003 sq m approx., renovate or redevelop (STCA) Terms: 10% deposit, balance 60/90 days