

**72 Oriel Road, Ivanhoe, Vic 3079**

**McGrath**

**House For Sale**

Friday, 14 June 2024

72 Oriel Road, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



Alex Morgan  
0385295792



Vince Giarracca  
0385295792

**\$1,300,000 - \$1,400,000**

For Sale By Auction, Saturday 13th July at 11am Ideally located this rare 636m<sup>2</sup> (approx.) corner land holding is primed and ready for redevelopment (STCA). Whether it's a potential multi townhouse project (STCA), solid long-term land holding investment or to build your dream luxury home, you will find yourself spoilt for choice when it comes to capitalising on this fantastic opportunity. Located close to parklands and walking trails this 3 bedroom home provides:- 3 Bedrooms- 2 central bathrooms- Seperate Kitchen- Formal lounge- Huge backyard with multiple parking spaces and access from Beatty St With public transport conveniently close by, you will find yourself surrounded by an abundance of amenities. Found in close proximity to the recently upgraded Ford Park, Ivanhoe North Shops, Darebin Creek walking trails, Ivanhoe Upper Heidelberg Road Shops, La Trobe University, Northland Shopping Centre, Heidelberg Hospital Precinct and fantastic public/private schooling.