

# 9 Beauview Parade, Ivanhoe East, Vic 3079

Nelson Alexander

## House For Sale

Wednesday, 8 May 2024

9 Beauview Parade, Ivanhoe East, Vic 3079

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 599 m2

Type: House



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$2,750,000 - \$2,900,000**

Nestled amongst distinguished homes within prestigious Beauview Estate moments from Village shops and eateries, this classic 1940's residence has been strikingly transformed with a focus on family practicality, quality fixtures and fittings and luxury modern living. Impressive from all angles and drenched in day long natural light, sophistication emulates across the home's three levels (internal elevator access), revealing an expansive master suite with walk-in-robe/dressing room and full-sized designer ensuite. A gourmet entertainers' kitchen comprises quality appliances, induction cooking and cleverly concealed Butler's pantry with wine fridge. The light-filled living/dining room with gas log fire opens directly onto an impressive wrap around alfresco deck with built in heating and integrated BBQ – the perfect space for year-long entertaining! Upstairs, two further bedrooms share a stylish two-way bathroom, and the lower level offers versatile self-contained studio accommodation, featuring its own private entrance, kitchen/laundry, sleek bathroom and generous storage options. With no expense spared, this truly impressive opportunity boasts a long list of quality inclusions: American Oak timber flooring, sophisticated CCTV security, ducted vacuum, reverse cycle heating/cooling, intercom entry plus expansive garage via side driveway for effortless off-street parking. Successfully combining period its 1940's charm with modern renovation, this terrific family opportunity boasts a sought-after location to match. Moments to East Ivanhoe Village shopping & cafes, elite schooling, Yarra River trails and parklands, plus city-bound transport and freeway access all within easy reach. With no compromise on space, style, or family-friendly design, move quickly to secure the ultimate in effortless living, with all the hard work done, simply move right in and enjoy!