

# 9 Ivanhoe Street, Glen Waverley, Vic 3150



## Sold House

Sunday, 11 February 2024

9 Ivanhoe Street, Glen Waverley, Vic 3150

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 711 m2

Type: House



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**\$1,408,000**

Nestled in a prized leafy enclave, this comfortable family home occupies an expansive 711m<sup>2</sup> (approx.) block, providing endless potential within a stroll of Pinewood Shopping Village and Pinewood Primary School. Perched on the high side of a sought-after street with a whisper-quiet balcony, the property's classic brick facade is framed by the verdant tones of its established frontage, opening to reveal light-filled interiors with soft warm tones, airy high ceilings and plush carpet. Perfect for cosy TV evenings, the sizeable living room features a stylish marble-effect fireplace, flowing effortlessly to the versatile meal area and original timber kitchen with its quality electric appliances. For a household that loves to entertain, the peaceful covered alfresco offers an abundance of space, gazing out to the huge backyard which boasts beautiful towering trees, a veggie garden and shed. Completing the thoughtful layout, all three bedrooms are generous in size and robed, sharing access to the spacious family bathroom, separate shower room and w/c. Adding to the property's traditional charm and comfort levels, finishing touches include ducted heating, evaporative cooling and air conditioning, plus security shutters, a large laundry and a double garage with storage/workshop space. Life in this coveted pocket of Glen Waverley places its residents within a short walk of the Monash Aquatic Centre, Holmesglen and glorious parks. It's also moments from Brentwood Secondary College, elite private schools and The Glen, while close to Glen Waverley Station and the Monash Freeway for seamless city commuting. An exceptional opportunity in a location that's hard to beat, this much-loved home is ideal for keen renovators, astute investors and savvy developers (STCA). **ICONS: 3 Bedroom 1 Bathroom** • Large 711m<sup>2</sup> block (approx.) on a quiet leafy street • Potential to renovate, rebuild or subdivide (STCA) • Traditional brick home with light-filled interiors • Walk to local schools, shops, parks, Holmesglen • Moments from train station and freeway Please note: inspection time may change or cancel without notice, please check the website before attending the inspection