

**G10B/173 The Boulevard, Ivanhoe East, Vic 3079**



**Apartment For Sale**

Wednesday, 10 April 2024

G10B/173 The Boulevard, Ivanhoe East, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Josh Saunders  
0407011901



Jamin Silluzio  
0411655391

**\$1,200,000 - \$1,300,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 30TH APRIL AT 6PM (UNLESS SOLD PRIOR) Boasting a privileged address on one of Melbourne's most prized boulevards, this luxurious sanctuary superbly crafted within the magnificent environs of 'The Grounds' celebrates spacious, low maintenance living with coveted lifestyle advantages. Immediately welcoming, high ceilings and engineered oak floors introduce a generous floorplan elegantly presented in a refined palate of captivating finishes for timeless style. Poised for effortless culinary enjoyment, the gourmet kitchen showcases premium Smeg appointments, Vintec wine fridge, bespoke cabinetry and an oversized stone breakfast bench servery. Generous open concept living and dining is flooded in natural light through floor to ceiling expanses of glass, seamlessly extending to the covered terrace and courtyard garden offering sought-after direct street front entry. Accommodation comprises of two robed bedrooms serviced by a chic contemporary bathroom while the sumptuous master suite is complete with extensive wardrobes and opulent ensuite showcasing double vanity, freestanding bath, heated tiles and towel rails. Additional features to this brand new, ground floor apartment include two secure basement carparks and a storage cage. Enviably located for lifestyle excellence, walk to charming Ivanhoe East Village cafes, restaurants, grocers and boutiques, Yarra parklands and trails, Ivanhoe Train Station, East Ivanhoe Primary and elite Ivanhoe grammar schools.