

**10 Ambrose Street, Ivanhoe, VIC, 3079**

**Nelson Alexander**

**House For Sale**

Saturday, 31 August 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Family Peace On A Promising Block

Original charm overflows from this light-filled family home, quietly nestled on a generous block in sought-after Ivanhoe's most peaceful parkland pocket. Refresh, renovate or simply enjoy the space and warmth on offer here, ideal for the first home buyer, young family or investor with future prospects in mind.

The wide front verandah overlooks your manicured garden frontage, as do the full windows of the spacious front lounge with a toasty wood heater and split system A/C. Continue into separate dining for the family, serviced by the charming original kitchen that would lend easily to a full modern refresh.

A large second lounge features at the rear with even further space to relax or entertain. Ducted heating serves throughout the full home, including all three sizeable bedrooms with built-in robes to each. The floor-to-ceiling bathroom is beautifully presented with a bathtub, shower, separate toilet and full laundry.

Dine outdoors in the covered entertaining patio, flowing out onto the huge backyard for your dream garden, playing with the kids or plenty of room to add/extend (STCA). The side driveway is securely gated, offering easy access to a shed, outdoor toilet and large lock-up garage with extra storage space.

Stroll to local parks, playgrounds and sportsgrounds, as well as St Bernadette's Catholic School just around the corner. Ivanhoe Village is mere minutes away for trendy boutiques, cafés and restaurants, major supermarkets, Ivanhoe Primary, Ivanhoe Library and effortless travel into the city via Ivanhoe Station.

Also within minutes are the sprawling Darebin Parklands, the tranquil Darebin Creek Trail and prized golfing or cycling along the Yarra. Further amenities include Ivanhoe Grammar/Girls' Grammar, Austin/Mercy Hospital, La Trobe University, Northland Shopping Centre and convenient Eastern Freeway entry.