

**16 Magnolia Road, Ivanhoe, VIC, 3079**



**House For Sale**

Wednesday, 25 September 2024

16 Magnolia Road, Ivanhoe, VIC, 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Kieran Whaley

0410587072

## **Beaumont Estate 997m2 (approx.) with Potential**

Enviably located in a family favoured precinct surrounded by blue-ribbon amenity, this delightful 1950s home on a level 997m2 (approx.) allotment awaits the next chapter offering opportunity for an inspiring contemporary renovation/extension, majestic new home site or premium multi-unit redevelopment (all STCA) appealing to astute home buyers, developers and investors alike.

Meticulously maintained and presented in immaculate order for immediately comfortable living, the existing domain comprises of spacious living and dining, functional kitchen with meals, a wing of three bedrooms accompanied by a central bathroom plus a full size laundry, separate WC and lock up garage, all enveloped within an expansive manicured garden.

Live in or lease out whilst considering exciting options inspired by the charming heritage architecture of the coveted Beaumont Estate streetscape. This spectacular landholding is peacefully positioned in one of Ivanhoe's most sought-after neighbourhoods for family lifestyle excellence, convenience and education. Walk to Ivanhoe Village boutiques, cafes and restaurants, Burgundy Street grocers and eateries, Ivanhoe Primary, a selection of elite grammar schools, Heidelberg Train Station and Austin Hospital major medical district.