

160 The Boulevard, Ivanhoe East, VIC, 3079

Nelson Alexander

House For Sale

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

A Promising Lifestyle In A Prestigious Location

Commanding a coveted corner block opposite Ivanhoe Park, this sprawling family home overflows with promise in a prestigious position on The Boulevard. Refresh or renovate this charming entertainer amidst lush gardens, ideal for a growing family or savvy investor seeking opportunity in enviable Ivanhoe East.

High ceilings soar above with ceiling fans throughout, while floorboards flow in the spacious light-filled lounge and separate formal dining room. Cook comfortably in the well-appointed kitchen with ample bench space, walk-in pantry, tiled splashbacks, freestanding ceramic cooker and dishwasher.

Split systems serve the lounge and two bedrooms. The remaining bedrooms feature cooling A/C, with the fourth doubling easily as a study or home office. The main boasts a large walk-through robe with access to a private ensuite, while each other bedroom offers built-in robes plus a powder room to the extra-large second bedroom.

At the heart of the home is a versatile rumpus space where the whole family can relax and unwind. The family bathroom flaunts a double vanity and wide frameless shower, with a separate laundry available just off the rumpus.

Enjoy all-weather entertaining in the undercover patio with lots of space to dine with guests. Stairs lead down to the beautifully kept gardens that border this sizeable block, where another staircase leads to two multipurpose rooms for a potential home gym, wine cellar, teen retreat or additional storage.

Further highlights include the solar system with battery, the side driveway with access to the secure double garage, and plenty of extra under house storage space to utilise beneath the home.

Ivanhoe Park offers lovely parkland right at your doorstep, set beside the No. 546 bus to Melbourne University and the No. 548 bus to Kew for easy transport to Genazzano, MLC, Trinity, Xavier & FCJ College. Stroll straight into Chelsworth Park for sporting, golfing or cycling on the Yarra. Walk to trendy shops and cafés in East Ivanhoe Village, or to busy central Ivanhoe for boutiques and supermarkets, cafés and restaurants, and Ivanhoe Station for trains to the city.

You're walking distance to esteemed Ivanhoe East Primary School and Ivanhoe Grammar, with easy travel to Mary Immaculate Primary and Ivanhoe Girls' Grammar. Further amenities include Austin/Mercy Hospital, La Trobe University and Northland Shopping Centre, with easy entry to the Eastern Freeway and convenient positioning for the upcoming North East Link.