

**197 Waterdale Road, Ivanhoe, VIC, 3079**

**Nelson Alexander**

**House For Sale**

Saturday, 31 August 2024

197 Waterdale Road, Ivanhoe, VIC, 3079

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Monica Chen

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## **Period charm with contemporary class**

Proudly nestled within one of Ivanhoe's most coveted tree-lined locales, this beautifully maintained Edwardian charmer has been tastefully updated for lifestyle perfection. Period features and modern touches blend in complete harmony, resting on the doorstep of treasured amenities and trains to the city.

Enter via the delightful front porch with original leadlight windows, opening to soaring 12 foot ceilings with decorative plaster above and stylish new flooring below. The spacious front lounge is warm and inviting with its elegant bay windows, while split system heating and cooling ensures year-round comfort.

Continue through to the generous dining area, freely adjoining the charming timber kitchen to serve your many family meals to come. All three bedrooms enjoy ample robing, each serviced by the stunning new bathroom with floor-to-ceiling tiling, rainfall shower and sparkling stone-top vanity. Ducted heating adds further warmth throughout the bedrooms and living zones.

Entertain in the privacy of the covered alfresco area that spills out onto the huge rear garden currently a blank canvas with fantastic potential to add, extend or establish your dream outdoor space. Also outdoors is a refreshed external laundry, additional toilet and storage shed, with gated side access either side of the block and rear laneway access to a single lock-up carport.

Stroll to local shops and cafes just up the road or Ivanhoe Aquatic Centre just below, with just a touch further to treasured Ivanhoe Village for trendy cafes and restaurants, major supermarkets and city trains via Ivanhoe Station. Walk to beloved Ivanhoe Primary, or travel to esteemed Ivanhoe Grammar/Girls' Grammar, Melbourne Polytechnic (Heidelberg) and La Trobe University.

Further amenities include cherished local parkland, Austin/Mercy Hospital, Northland Shopping Centre, golfing on the Yarra, easy Eastern Freeway entry and convenient positioning for the future North East Link.