

**21 Stortford Avenue, Ivanhoe, VIC, 3079**



**Sold House**

Monday, 26 August 2024

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**Bedrooms: 3**

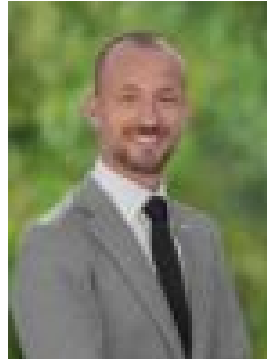
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Prime Potential in Parklands Pocket**

SOLD by Jellis Craig. Peacefully positioned in a family-favoured locale, this charming three bedroom domain on a prized 721m<sup>2</sup> (approx.) allotment awaits the next chapter offering opportunity for renovation/extension, new home site or multi-unit redevelopment (STCA) appealing to astute home buyers, developers and investors alike.

Privately set and presented for immediately comfortable living, the spacious floorplan comprises light filled lounge and dining connecting with the sleek renovated kitchen providing ample storage and bench space for effortless culinary preparations. Accommodation is serviced by the family bathroom while the full size laundry and lock up garage complete the package nestled within expansive low maintenance garden surrounds.

Primed for capital growth, this coveted landholding is ideally located in one of Ivanhoe's appreciating neighbourhoods sought for lifestyle and convenience, walking distance to Ivanhoe trains, village retail, grocers and eateries, selection of schools, Darebin Creek parklands, recreation reserves and close-by major infrastructure including Austin Hospital medical precinct, LaTrobe University and easy arterial access.