

# 25 Ibis Place, Maribyrnong, Vic 3032

## House For Sale

Tuesday, 2 July 2024



25 Ibis Place, Maribyrnong, Vic 3032

Bedrooms: 3

Bathrooms: 2

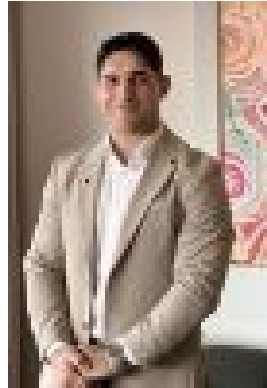
Parkings: 2

Area: 203 m2

Type: House



John Luong  
0383987800



Max Marcialis  
0422649411

**\$1,140,000 - \$1,190,000**

Set within a stone's throw of local conveniences and a superb selection of outdoor attractions, this instantly inviting three-bedroom, two-bathroom townhouse will delight buyers seeking low-maintenance luxury and a relaxed city-fringe lifestyle. Stylish contemporary interiors offer supreme comfort and functionality, while spacious open-plan living opens to a private courtyard for effortless alfresco dining and entertaining. Sun-drenched open-plan living showcasing generous dining and living zones joined by a stunning stone-topped kitchen with feature cabinetry, stainless steel appliances, and a huge pendant-lit breakfast bar. Open-plan living opens seamlessly to a north-facing paved entertaining courtyard fringed by established garden beds, offering a superb alfresco entertaining space and a safe outdoor play area for the kids. Spacious main bedroom with ensuite and large walk-in robe. Two additional bedrooms with built-in robes, including one with balcony access. Study nook with balcony access, ideal for those working from home. Inviting main bathroom with bath and shower. Walk-in laundry + guest toilet. Split-system heating and cooling. Under-stair storage. Quality floor treatments throughout, including new carpet and new hybrid timber floorboards. Secure double garage with rear access via Raven Lane. Ideally situated within a hidden gem lifestyle location, where families enjoy fabulous convenience, a great community atmosphere, and an enviable outdoor lifestyle. Stroll to Edgewater Boulevard in six minutes to enjoy local eateries and the convenience of Aldi, or walk to Highpoint Shopping Centre, cutting through Thompson Reserve on the way, to enjoy world-class shopping. Families will love the selection of beautiful outdoor attractions within walking distance, including Edgewater Lake, Edgewater Marina, Footscray Park, and Jack Woods Reserve. Walk to the Maribyrnong River Trail for a scenic morning jog and spend a day on the green at Riverside Golf Club, a five-minute drive from home. Proximity to Flemington Racecourse and Footscray's buzzing shopping and dining precinct adds extra lifestyle appeal to this superb address. Sought-after public school zoning – Footscray North Primary School and Maribyrnong College (walking distance). Only 9.6km from the CBD.