

258 The Boulevard, Ivanhoe East, VIC, 3079



House For Sale

Monday, 26 August 2024

258 The Boulevard, Ivanhoe East, VIC, 3079

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Kieran Whaley

0410587072

Exclusive Address with Spectacular Views

EXPRESSIONS OF INTEREST CLOSING TUESDAY 10TH SEPTEMBER (UNLESS SOLD PRIOR)

A picturesque setting with a premier address for privileged lifestyle excellence, this charming 1950's domain peacefully positioned with magnificent dress circle views across the lush fairways and native Yarra Parklands, offers comfortable living with outstanding scope for future capital improvement by way of inspiring renovation or spectacular new home (STCA) in a prized locale surrounded by blue ribbon amenities.

Immediately welcoming with fresh carpet, the thoughtfully designed floorplan is orientated to capitalise on the tranquil vistas with expansive picture windows framing the greenery throughout the open concept living/dining and kitchen, all filled with natural light and extending to an elevated terrace poised for alfresco enjoyment. Three bedrooms are serviced by a central bathroom whilst downstairs hosts an expansive rumpus, second bathroom and kitchenette offering flexibility for conversion to self-contained living.

Boasting family lifestyle credentials walk to Ivanhoe East Village, Ivanhoe East Primary, Chelsworth Park Recreation, Sports Clubs, Yarra River parklands and trails. Also close by esteemed Ivanhoe Grammar, Ivanhoe Train Station, Ivanhoe Central retail, grocers and eateries, Austin Hospital major medical precinct and easy arterial access.

Positioned for both tranquil living and outstanding convenience, this 682m² (approx.) landholding is available with the option to purchase with the neighbouring property at 260 The Boulevard to combine for a grand estate of 1,340m² (approx.) creating potential for the largest new homesite or high-end townhouse redevelopment (STCA) adjoining the Ivanhoe Golf Course, taking in the majestic tree top outlook.