

260 The Boulevard, Ivanhoe East, VIC, 3079



House For Sale

Monday, 26 August 2024

260 The Boulevard, Ivanhoe East, VIC, 3079

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kieran Whaley

0410587072

Majestic Views Adjoining Golf Course

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

Peacefully nestled with breathtaking elevated vistas across the grounds of Ivanhoe Golf Club and iconic Yarra River environs, this idyllic Mid-Century sanctuary is presented for immediately comfortable living, with exciting scope for renovation/extension or magnificent new home site (STCA) adjoining the 14th fairway in a prized family favoured locale just a short walk to Ivanhoe East Village grocers, boutiques, cafés and restaurants.

Exuding original modernist aesthetic, constructed in an era of highly functional architecture exemplifying design principles of harmonious indoor-outdoor connection and natural light, the charming timber lined entry foyer reveals open concept living, dining and kitchen extending to the covered patio and terraced garden that connects with the endless natural landscape beyond. A wing of accommodation comprises of three robed bedrooms serviced by the central bathroom and separate toilet.

Primed for capital appreciation with inspiring future options, this serene retreat is situated in a coveted position for family lifestyle excellence. Walk to Ivanhoe East Village, Ivanhoe East Primary School, 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.

Located for both tranquil living and outstanding convenience, this 658m² (approx.) landholding is available with the option to purchase with the neighbouring property at 258 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.