

**332 Upper Heidelberg Rd, Ivanhoe, VIC, 3079**



**House For Sale**

Monday, 26 August 2024

332 Upper Heidelberg Rd, Ivanhoe, VIC, 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Rare 1,064m<sup>2</sup> (approx.) with Approved Plans & Permits for 6**

Located in a sought-after pocket of Ivanhoe presenting an exceptional opportunity on an expansive allotment comprising of 1064ms (approx.) with plans and permits for 6 townhouses.

This circa 1950's brick house comprises a large living and dining area, original kitchen with ample bench space and storage which flows into a separate meals area.

Accommodation is comprised of a generously sized master bedroom with BIR plus ensuite whilst two further bedrooms are serviced by the central bathroom.

Other features include laundry room, separate powder room plus off-street parking and rear R.O.W access.

Surrounded by some of Melbourne's finest infrastructure and within walking distance from an array of fine dining restaurants, trendy cafes, boutique fashion shops and multiple parklands with walking trails along the Yarra River & Darebin Creek, Ivanhoe Aquatic Centre, Ivanhoe Train Station, East Ivanhoe Primary, Ivanhoe Grammar School, Ivanhoe Girls Grammar School plus easy access to The Austin and Mercy Hospital precinct, Eastern Freeway and within 12kms (approx.) from the Melbourne CBD.