

40 Carn Avenue, Ivanhoe, Vic 3079

House For Sale

Thursday, 11 July 2024



40 Carn Avenue, Ivanhoe, Vic 3079

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 864 m2

Type: House



Elisse Farquhar
0394973222



Cara Anderson
0394973222

\$2,700,000-\$2,970,000

Expressions Of Interest Closing Tuesday 6th August at 5:00pm Unless Sold Prior The height of Ivanhoe family living at an exclusive blue-ribbon address, this perfectly presented four bedroom plus study (or 5th bedroom) residence stands elevated on a magnificent landscaped garden allotment only moments to the area's finest amenities. Gracing an impressive 864m² (approx) north-facing rear setting, this beautifully renovated and extended mid-century home blends elegant character and contemporary excellence rising over two spacious levels to capture sweeping city skyline views. Flexible upstairs accommodation enjoys the best of both worlds with two front bedrooms (or one and a study) offering reading nooks and views while two at the rear open to a broad sun-drenched balcony with the spacious main featuring a walk-in robe and a stunning modern ensuite. The main ground-floor entrance beyond expansive garden greenery leads to an additional bedroom and a superb bathroom then further to an ensemble of formal fireside spaces including sitting, dining and lounge rooms. An outstanding granite gourmet kitchen with stainless-steel appliances and an island bench seamlessly flows to a light-filled family meals/living area where sliding doors reveal a sunny and secure garden-set oasis boasting an entertainment terrace and a glistening swimming pool. Enhanced by a separate laundry, ducted heating, split-system air-conditioning, alarm system plus a double garage and extra off-street parking, this exceptional family sanctuary in a prestigious pocket offers enviable proximity to primary and grammar schools, Ivanhoe and Heidelberg's shopping and cafe precincts, the Austin Hospital, train station and parklands. Miles Real Estate.