

**4/3 Mervyn Crescent, Ivanhoe, VIC, 3079**



**Townhouse For Sale**

Monday, 26 August 2024

4/3 Mervyn Crescent, Ivanhoe, VIC, 3079

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## **A new era of luxury living - Just one left!**

A fresh approach to modern luxury, this exclusive new home positioned a hop, skip and a jump from Chelsworth Park displays an unwavering commitment to quality and contemporary refinement. Clean lines and a soft colour palette elevate the stylish interior, showcasing a luxurious sense of warmth and space in the open plan living room and dining domain, punctuated by natural light and a seamless connection outdoors.

Eye-catching Statuario stone benches and designer pendant lights dazzle in the sophisticated kitchen, appointed with high-end Miele appliances and excellent storage options. Thoughtful accommodation includes a ground-floor master suite with a walk-in robe and luxe ensuite, paired upstairs by a comfortable retreat and a second master bedroom also featuring a walk-in robe and modern ensuite. Two remaining bedrooms, each with built-in robes are well serviced by a stylish family bathroom.

Designed for socialising and nurturing outdoor living, discover a private courtyard and professionally landscaped gardens - offering a haven for relaxing and enjoying the company of family and friends. Finishing touches include heating and cooling throughout, wool carpet, timber floorboards, powder room, water tank and a double auto garage with internal access.

Offering a remarkable lifestyle in an exclusive neighbourhood, the home is a breezy 10-minute walk (1 km) from Ivanhoe Train Station and Village, and surrounded by a wide variety of parks, walking trails, the majestic Yarra River, sports and recreational facilities, elite private schools and major shopping destinations. Enjoy swift access to La Trobe University, the Eastern Freeway, Austin/Mercy Hospitals and Heidelberg's popular shopping and dining precinct.