

**55A Livingstone Street, Ivanhoe, Vic 3079**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 10 July 2024

55A Livingstone Street, Ivanhoe, Vic 3079

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$1,050,000 - \$1,149,000**

Sleek, smart and stylish yet impressively low-maintenance – this contemporary stunner ticks all the right boxes for executive comfort in the heart of Ivanhoe! Join a private rear block quietly nestled well back from the road, secure and secluded while still only moments to peaceful parkland and prized amenities. Engineered timber flooring flows throughout the spacious open plan living and dining, each adjoining the spectacular central kitchen with sparkling Quartz benchtops, snazzy splashback, 2PAC joinery and high-end stainless steel appliances. Relax in the warmth of the gas fireplace, or slide open the double sliding doors and enjoy alfresco entertaining on the private rear deck! Upstairs offers a sun-soaked lounge/study, opening outside to a charming balcony for even further alfresco delight. Two bedrooms feature wide built-in robes, one enjoying balcony access while both share a lavish floor-to-ceiling tiled bathroom. The generous third bedroom makes a perfect main or guest suite downstairs, placed opposite a stylish second bathroom plus guest WC. Further highlights include double glazed windows, ducted heating and cooling, ample linen storage, Euro laundry, low-maintenance rear yard, storage shed and convenient dual street access with front entry via Livingstone Street, and off-street parking at the rear via Langs Road. The peaceful parkland of Nellie Ibbott Reserve is footsteps away, while the Darebin Parklands are just beyond for serene walking/cycling on the Darebin Creek Trail. Stroll easily into central Ivanhoe for shops, supermarkets, cafés and restaurants, plus just 800m to Ivanhoe Station for trains to the CBD! Also within moments are Ivanhoe Primary, Ivanhoe Aquatic Centre and Ivanhoe Grammar/Girls' Grammar, with easy travel to Northland Shopping Centre, Austin/Mercy Hospital, La Trobe University, Yarra golfing/trails and easy Eastern Freeway entry with the North East Link soon to follow.