

**5 Vivian Street, Ivanhoe, VIC, 3079**

**Miles**  
EST. 1924

**House For Sale**

Thursday, 28 November 2024

5 Vivian Street, Ivanhoe, VIC, 3079

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Mark Britt

## Modern Family Masterpiece In A Parklands Pocket

Forthcoming Auction - Inspection by Registration Only

Designed and built to an exacting standard of contemporary excellence, this magnificent four bedroom and study modern residence is an absolute standout of indoor-outdoor family perfection in a highly-prized parklands pocket.

Large, elegant and brimming with luxurious features and fixtures, discover one of Ivanhoe's most complete properties where a superbly defined, two-level interior will thrill a discerning family while a pool-side alfresco oasis bathing in sunshine is a dream scenario for excited kids and parents entertaining guests.

A stylish colour palette complements a stunning architectural environment where high-end inclusions such as double-glazing, engineered oak flooring and refrigerated ducted heating and cooling create the most beautiful setting of refinement and functionality.

An upstairs children's wing with two sizable bedrooms (built-in and walk-in robes) is enhanced by an impeccable Carrara marble family bathroom with a double shower and freestanding bath, along with a fabulous retreat/lounge opening to an undercover terrace.

The ground-floor layout is brilliantly conceived opening with a stunning main bedroom suite (walk-in robe, luxurious ensuite) and a versatile executive study or sitting room. Further is a central bathroom, full-size laundry and a fourth bedroom (BIRs) before a premium gourmet kitchen boasting a Falcon stove, dishwasher, island bench and a superb dual-sink butler's pantry.

Adjoining is a casual dining area (daybed seating) and a spacious family living room both with French doors that open out to a wonderful pavilion-like deck (motorised blinds, ceiling fan) overlooking a glistening self-cleaning pool (heat-pump) in a secluded and sunny, landscaped garden setting. Also offers gas fireplaces, LED lighting, rainwater tank, off-street parking and remote-control garage.

Surrounded by tranquil Darebin Creek trail parklands, this exquisite family home showcases the best of modern living in a peaceful location with easy access to Ivanhoe's cafe and shopping precinct, primary and grammar schools, buses, train station and Burgundy Street's Austin and Mercy Hospitals.

Miles Real Estate.