



## 62 Ivanhoe Avenue St Albans VIC

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Welcome to this delightful weatherboard home, perfectly nestled in St Albans. The beautifully cared-for front and back gardens create a welcoming atmosphere and reflect the attention and care that has gone into this much-loved family residence.

Set on a substantial 649m<sup>2</sup> (approx.) block, this property presents exceptional potential for updates, extensions or development (STCA), allowing you to customize and expand according to your vision. The home features three generous-sized bedrooms with a central bathroom, complemented by a spacious family room and a well-appointed kitchen and dining area. Step outdoors, the pergola area is perfect for relaxing, while overlooking the maintained gardens providing a tranquil setting for family with the backyard also including a self-contained bungalow that provides added versatility with its open-plan kitchen

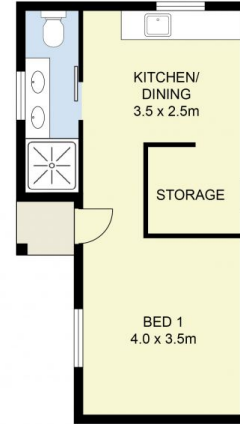
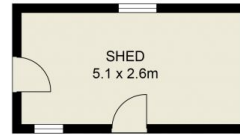
**Price** : \$600,000 - \$650,000  
**Land Size** : 649 sqm  
**View** : <https://www.ypa.com.au/8131209>



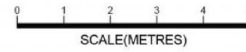
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**SELF-CONTAINED BUNGALO**



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DISCLAIMER : ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.