



  
MARSHALLWHITE  
ONE

61 Ivanhoe Grove  
Malvern East





## Exciting Prospects, Moments from Chadstone

On a generous block, this charming home is ready for its next chapter. Renovators will note the scope to improve, open-up the home's back end and extend into an enormous backyard, whilst others will seize the chance to either build a fresh or even pursue a multi-residential destiny (STCA). Much loved in an attractive garden setting, the home currently presents a large lounge and dining with central kitchen / meals and a rear sunroom that overlooks its impressive and exciting backyard. A garage, driveway parking for two vehicles and plenty of under-house storage are additional benefits of this free-standing residence. Ideally positioned for the growing family, the home not only offers walkability to Chadstone's shops, eateries and public transport options, but also offers plenty of local parkland, Pheonix Park kinder, easy access to Holmesglen TAFE, Monash University's Caulfield Campus as well as the M1 Freeway.

6livanhoegrove-malverneast.com

3 1 1

Auction Saturday 16th February at 1.30pm

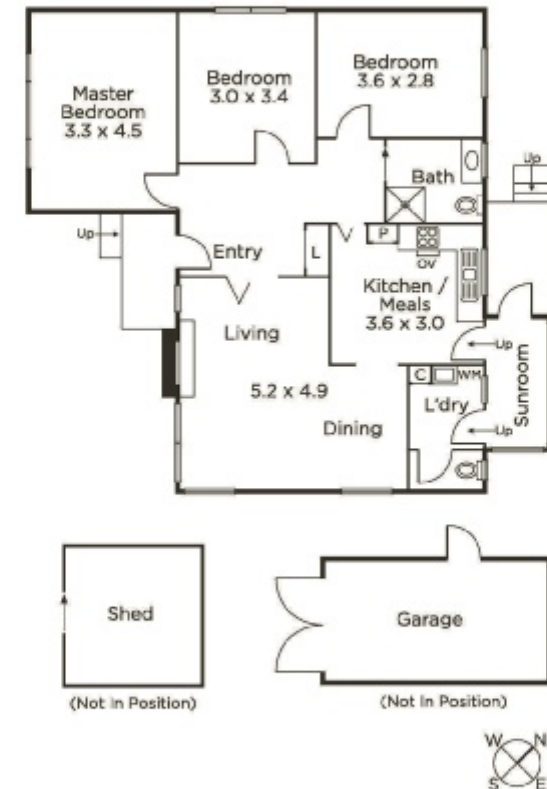
Joseph Ben-Danan 0408 135 948

Dan Wheeler 0411 676 058

Tom Hayne 0429 149 070

1111 High Street Armadale

9822 9999 mwone.com.au



**MARSHALLWHITE**  
**ONE**

Disclaimer: Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions. It is your responsibility to obtain independent, professional advice. Personal information collected from you is for security purposes to contact you should the property sell prior to auction. We may use this information to provide you with other real estate services including referrals to authorized financial services providers. Visit our website at [www.mwone.com.au](http://www.mwone.com.au) for our privacy policy.