

SOLD

18 Ivy St, Hampton



Hamptons Luxury Retreat in Unbeatable Bayside Location

Overflowing with wide-reaching family space, this impeccable 3 bedroom plus study or optional 4th bedroom, 2.5 bathroom home showcases an inspired commitment to sunlit Hamptons style over two levels of luxury. From the soaring ceilings to the clean architectural lines, enjoy an instantly relaxed charm in a peaceful position of true prestige. The stylish simplicity of this elegant entertainer is breathtaking!

Roomy open-plan living and dining spreads out under soaring vaulted ceilings with rows of clerestory windows capturing welcome streams of natural light. A chef-ready kitchen features gleaming granite surfaces, a breakfast bar for effortless entertaining and stainless-steel Smeg appliances including a 900mm freestanding oven and a 5-burner gas cooktop. Graced with additional living space, the upstairs retreat is ideal for slipping away with a good book, while an adjoining balcony enjoys commanding treetop and rooftop views over the neighbourhood.

There is an inclusive harmony between the internal and external with the effective use of space extending to a choice of alfresco zones. A private north-facing deck is framed by a soothing water

3 2 2

Price	SOLD
Property Type	Residential
Property ID	2264

Agent Details

Joe Doyle - 0435 937 864

Office Details

Nick Johnstone Pty Ltd
248 Esplanade Brighton VIC
3186 Australia
9553 8300



feature and provides the perfect spot to relax in the all-day warmth of natural light. Offering an opportunity to entertain, a vast deck at the rear contributes to the Hamptons seaside vibe with towering palm trees standing tall alongside a private perimeter.

Boasting light-filled bedrooms upstairs and down, the substantially sized main is staged on the ground floor, sensationally serviced by walk-in robes and a deluxe ensuite with an oversized shower. A full-sized study would also work as a fourth bedroom if desired, while the remaining pair of robed bedrooms and a central bathroom are all superbly spacious.

Take advantage of a handy powder room, a large laundry, heating/cooling throughout, sleek timber flooring, storage solutions and a remote-controlled single garage with internal access plus an additional carport and off-street parking.

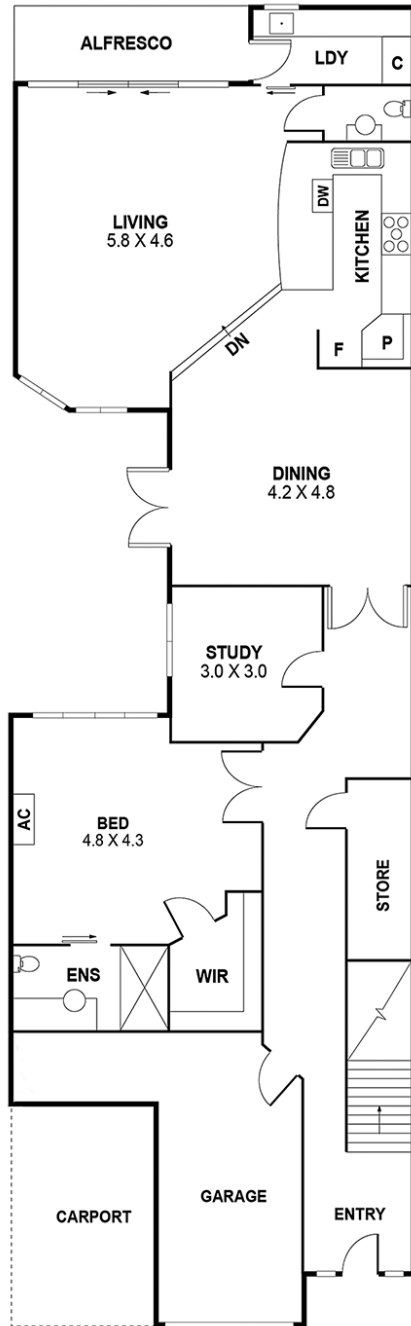
Zoned to the highly prized Hampton Primary School, walk to Haileybury, St Leonard's, Helen Paul Kindergarten, bus transport, Cornerstone and Co cafe, and your choice of lush parkland with Dendy Park and Castlefield and Sillitoe Reserves all nearby. Inspect with certainty!

At a glance...

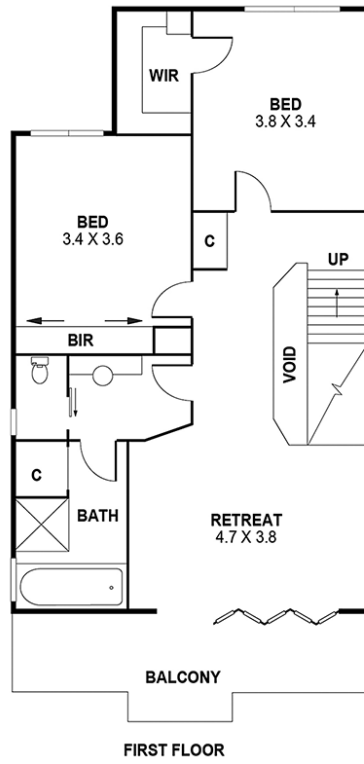
- * 3 large, light and robed bedrooms, main with walk-in robes and ensuite
- * Far-reaching open-plan living and dining under vaulted ceilings
- * Granite-topped kitchen with a breakfast bar and Smeg appliances plus a dishwasher
- * Full-sized study or optional fourth bedroom
- * Upstairs retreat
- * Undercover balcony overlooking street with a leafy aspect
- * Heated bathroom with a bath, walk-in shower and a separate WC
- * Handy ground-floor powder room
- * Large laundry with ample bench and storage space
- * Private and palatial alfresco deck at the rear
- * North-facing deck with a water feature
- * Remote-controlled garage with storage/workshop area and additional carport and driveway parking
- * Storage under stairs
- * Ducted heating and evaporative cooling plus split-system unit in ground-floor bedroom

- * Ceiling fans throughout
- * Sleek timber floorboards
- * Roman and Venetian blinds
- * Low-maintenance garden with a number of established palm trees
- * Large water tank
- * Moments from parkland, shopping, cafes, restaurants, schools, transport and the beach

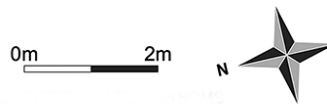
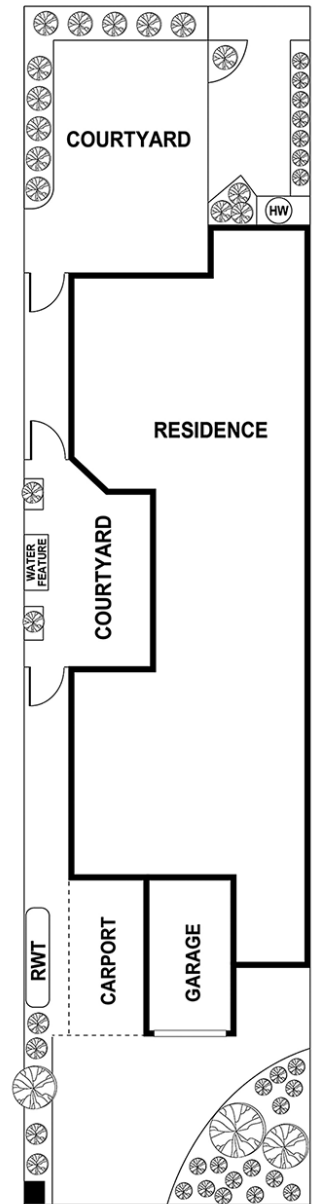
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



GROUND FLOOR



FIRST FLOOR



This floor plan is intended as a guide only. Layout dimension are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.