

**1/85 Maribyrnong Road, Ascot Vale, Vic 3032**

**Nelson Alexander**

**Sold House**

Thursday, 9 November 2023

1/85 Maribyrnong Road, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jayson Watts  
0415940227



Alex Edwards  
0419547063

**\$1,175,000**

Beyond the private front garden and captivating facade, this distinctive period home delivers an outstanding low-maintenance lifestyle with its generous dimensions, quality inclusions and super convenient location. Ready to simply move in and start living, the home's light-filled interior comprises three bedrooms (large master) with built-in robes all serviced by two stylish bathrooms - both with stone-top vanities. Adding to the appeal is a spacious central living room flowing through to the open dining area and adjoining stone-bench kitchen with plentiful storage, stainless-steel cooking appliances and dishwasher. Other stand-outs include high ceilings, hardwood floors and a family-sized laundry, as well as ducted heating and split-system air conditioning for year-round comfort. Double doors from the dining area reveal an alfresco-style entertaining deck and secluded rear courtyard, plus the added advantage of a remote-control double garage. Moments from the tram stop along with Union Road shops, cafes, bars and restaurants around the corner, it's also close to Ascot Vale Station, local parks and schools, as well as easy access to Citylink.