

**100 Francis Street, Ascot Vale, Vic 3032**

**House For Sale**

Friday, 2 February 2024

100 Francis Street, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Simon Gray  
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**\$950,000 - \$1,045,000**

In the suburb's sought-after Rothwell Hill precinct, here is an exciting opportunity to become only the third owner of this timeless block-fronted Victorian and really make it your own. Rent or move-in ready while you contemplate your next steps, the home is the perfect blank canvas for you to create a stunning masterpiece behind an original, character-rich façade. • Classic single-fronted, freestanding Victorian brimming with potential for the future whilst providing a comfortable base while you seek council approval. • Set under high ceilings, accommodation includes three good-sized bedrooms, a contemporary central bathroom and a rear living/meals area. • The kitchen has been stylishly updated and is equipped with stainless steel appliances, including a dishwasher & gas cooktop, along with lots of cupboard and preparation space. • An undercover outdoor entertaining area is also offered and there is the bonus of garage parking and rear ROW access. • Ducted heating and multiple split systems keep the interiors comfortable throughout the seasons. Original fireplaces add to the home's charm. • Enjoy now while you plan a spectacular yet sympathetic renovation/extension (STCA). • This prized address is close to a range of essential amenities and lifestyle attractions including station, parks, Union Road shops, schools and Showgrounds Village. It is also just minutes to the CBD.