

**11 Roseberry Street, Ascot Vale, Vic 3032**



**House For Sale**

Friday, 24 May 2024

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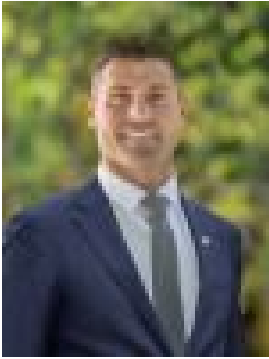
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 338 m2**

**Type: House**



Simon Mason  
0439617844



John Morello  
0393792000

**\$1,150,000 - \$1,250,000**

A brilliant reinterpretation of a Victorian classic, this exquisite family residence presents calm and charismatic easy living by Union Road's effervescent eateries, bars, and boutiques. Graced with elaborate lacework and a broad veranda, a beguiling, block-fronted façade reveals a bright and spacious interior, with charismatic updates affording instant comfort and family functionality. Built-in robes enhance each of three substantial bedrooms, while a wonderfully wide hallway, lined with Baltic pine floors, facilitates seamless flow from front to back. Ample cabinetry and stainless-steel appliances adorn a combined kitchen/dining, while a quiet living space spills into a tranquil entertainer's backyard offering abundant room for kids to play. A picture of inner-suburban elegance among a storied and sought-after family enclave, highlights include reverse-cycle heating/cooling, a tidy bathroom with individual bath and rain shower, laundry, carport, front secure driveway space, backyard shed, and rear lane frontage offering potential for additional parking. Central to lifestyle hubs of Moonee Ponds and Newmarket while moments from the Maribyrnong River, it's a short walk to St Mary's and Ascot Vale West Primary Schools (zoned), city trains and trams, quiet parks, and Showgrounds Village.