

# 11 St Georges Crescent, Ashburton, Vic 3147

## Sold House

Thursday, 5 October 2023

11 St Georges Crescent, Ashburton, Vic 3147

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1118 m2

Type: House



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## Contact agent

One of Ashburton's original brick homes is now set to provide one of the area's most exciting opportunities in a premium family position near leading local and private schools and acres of Gardiners Creek parkland and playing fields. Positioned on a magnificent 1118sqm parcel with north facing rear, some will choose to renovate/extend its existing four-bedroom proportions, others will take advantage of the parcel's rare size and build a brand-new luxury sanctuary with pool and tennis court or explore options for a boutique development (STCA) behind the broad 19.81m frontage.

**Key Features:**

- Remarkable possibilities on a grand 1118sqm parcel
- Renovate one of Ashburton's original brick homes
- Build a brand new luxury home with pool, tennis court
- Redevelop behind a broad 19.81m frontage (STCA)
- Existing four-bedroom, two-bathroom period home
- High decorative ceilings, charming original details
- Wonderfully deep north facing rear garden
- Garage/workshop, double carport, excellent parking
- Meters to renowned parkland, sports clubs, bike paths
- Stroll to Solway Primary, two train lines, local cafes
- Close to key private schools, Chadstone SC, Monash Freeway

In the same hands since the 1940's, the existing brick period home retains its original charm and character in a handsome porch entry, two formal entertaining rooms with high decorative ceilings, the main bedroom with extensive BIRs and a second bedroom accompanied by the first of two bathrooms. A largely original kitchen overlooks an extended sunroom whilst two additional bedrooms are served by a second bathroom. Outside, the way forward is made abundantly clear by a wonderfully deep, sun filled, north facing garden with garage/workshop, double carport and excellent off street parking. Set amongst smart family homes, enjoy an incomparable lifestyle where you can walk to the area's major drawcards from your newly completed forever home. Stroll to Solway Primary and Estrella Preschool, Watson and Darling Parks, watch the kids play sport at local nearby sporting clubs or ride/walk along Gardiners Creek trails, walk to bustling local cafes and both Darling and Alamein Stations for a quick commute to Hawthorn and Kew private schools. Shop locally in High Street or at Chadstone Shopping Centre with just minutes to Korowa, Sacre Coeur and Caulfield Grammar Junior, High Street trams and the Monash Freeway.