

117 Epsom Road, Ascot Vale, Vic 3032



House For Sale

Wednesday, 3 April 2024

117 Epsom Road, Ascot Vale, Vic 3032

Bedrooms: 2

Bathrooms: 1

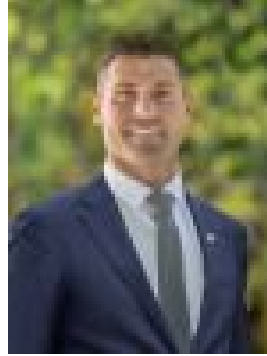
Parkings: 2

Area: 490 m2

Type: House



Jerome Feery
0424163803



Simon Mason
0439617844

\$950,000 - \$1,045,000

Occupying an expansive 490sqm approx. parcel with second frontage to Crockford Lane at rear, this thoughtfully revamped Edwardian affords single-level comfort and simplicity with sublime sunlight throughout. Encompassed by manicured gardens, a brilliant interior sees modern luxuries augment a range of period intricacies, with warm brick and timber tones joining soaring ceilings and passive light in creating a sense of warmth and space. Cleverly extended while retaining original height and detail, a stunning main area features light-filled living and dining areas, catered for by a timber-top kitchen with premium Fisher & Paykel appliances and plentiful storage. A considerable main yard stretches to a distant north-eastern boundary, comprising an alfresco, open-air dining space, sizeable shed, ample room for energetic kids, and secure parking for several. Under-floor and towel-rail heating heighten the appeal of an on-trend bathroom, while fireplaces and excellent storage enhance two substantial bedrooms. A superb lifestyle prospect ideal for downsizers, professionals, and young families, highlights include a gas fire to dining, quiet north-western deck, reverse-cycle heating/cooling, timber floors, an alarm, and full-size laundry. Placed opposite Victory Park and Ascot Vale Leisure Centre with Showgrounds Village just seconds away, it's an easy walk to ever-vibrant Union Road, along with city trams, Riverside Golf Course, and the idyllic Maribyrnong Trail.