

12 Waratah Street, Ascot Vale, Vic 3032

Nelson Alexander

Sold House

Saturday, 19 August 2023

12 Waratah Street, Ascot Vale, Vic 3032

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 416 m2

Type: House



Jason Johnson

0438305044

\$1,350,000

Surrounded by landscaped gardens on an impressively large block (approx 416sqm), this freestanding Victorian home delivers an idyllic inner-urban lifestyle with its well-proportioned rooms, impeccable presentation throughout and fabulous outdoors to enjoy. Beyond the gorgeous facade, discover an expanded interior comprising a wide side hallway accessing three genuinely large bedrooms (master with WIR) all complemented by a two-way central bathroom and additional (second) WC. Enhancing its floorplan flexibility is the inclusion of a formal lounge (or dining) leading through to the open living/meals area adjoined by a well-appointed kitchen complete with stainless steel cooking appliances and Bosch dishwasher. Other stand-outs include ducted heating, evaporative cooling and additional split-system a/c, towering ceilings, solid timber floors and stylish plantation shutters, as well as an alarm system and full-size laundry. Step outside to find a spacious backyard with undercover entertaining area, centrepiece elm tree and extensive brick paving (including both sideways), plus a secure carport via ROW and second off-street parking space at the front. A short stroll to Mt Alexander Road trams, cafes, restaurants and Woolies Metro, it's also close to a choice of bus routes, the buzz of Puckle Street, local schools, Ormond Park and endless trails along Moonee Ponds Creek, as well as easy access to Citylink.