

**13 Nairn Avenue, Ascot Vale, Vic 3032**



**House For Sale**

Wednesday, 10 April 2024

13 Nairn Avenue, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Brad Airs

0414594884

**\$1,500,000 - \$1,600,000**

Nestled in a quiet Whiskey Hill nook near parklands, walking trails and the Maribyrnong River, this four bedroom home offers open spaces, natural light and a distinctive layout, delivering impressive family living in an enviable location. Set on a generous block and opening onto an expansive alfresco terrace and verdant garden, the home features a friendly, accessible character. A front living space flows through to an open family/meals area, where you'll find a bright kitchen and a home office zone. Step out onto the sun-kissed terrace and discover the perfect spot to relax or play host. Upstairs finds three generous bedrooms with mirrored robes and a central bathroom. Further features include laundry, downstairs powder room, under stairs and under house storage, secure double garage, large backyard with lawn and established fruit trees. The great Ascot Vale locale sits high on Whiskey Hill, in a green spot that's an easy stroll from parks, walking trails, Maribyrnong River, Pipemakers Park, all the cinemas and incredible array of retail options at Highpoint, Melbourne Showgrounds, Flemington Racecourse and much more. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.