16 Leonard Crescent, Ascot Vale, Vic 3032
House For Sale

Tuesday, 7 May 2024

16 Leonard Crescent, Ascot Vale, Vic 3032

Bedrooms: 5   **Bathrooms: 5**   **Parkings: 3**   **Area: 515 m2**   **Type: House**

Matthew Febey
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Auction $1,850,000 - $1,950,000

In a landmark location moments from Flemington Racecourse, Melbourne Showgrounds and the Maribyrnong River, this grand Californian Bungalow currently offers three distinct self-contained zones (5 bedrooms plus 5 bathrooms) making it ideal for larger/extended families and astute investors alike.Owned by the one family since 1950 (sub-divided around 10 years ago) with strong connections to the racing industry, the home's main accommodation comprises three generous bedrooms (one upstairs with city views) complemented by two ensuites and main central bathroom. Add to this a study, light-filled lounge, formal dining room and granite-bench kitchen. The home also includes a self-contained wing with its own entrance (bedroom, bathroom, living/meals area and kitchen) plus a separate bungalow at the rear complete with kitchenette and ensuite. Other stand-out features include a unique alfresco-style entertaining pavilion, sizeable courtyard and expansive front yard (all on title), plus three separate laundry facilities, remote-control garage/workshop and additional gated parking space.Exceptional inner-urban convenience walking distance to Sugar Beat Cafe, Langs Road buses and Epsom Road trams, local schools and Victoria University, as well as easy access to the vibrant retail precincts of Union Road, Highpoint and Showgrounds Village.