

**1C James Street, Ascot Vale, Vic 3032**



**Townhouse For Sale**

Thursday, 16 November 2023

1C James Street, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 188 m2**

**Type: Townhouse**



Sam Abboud  
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**\$950,000 - \$1,000,000**

Nestled in a gorgeous spot on Whiskey Hill, this three bedroom, two storey home is filled with charm. Former stables site now a 21st century residence, there's touches of historical flourish (like decorative cornices) and a strong sense of character throughout. Step from the peaceful front garden into a living area where natural light flows in through large windows. A neat contemporary kitchen (Bosch dishwasher, stainless steel oven and gas cooktop) adjoins a dining space, which opens onto an undercover outdoor entertaining area and courtyard garden. The first floor finds two BIR bedrooms set under cathedral ceilings, with the front bedroom opening to a private balcony. Additional highlights include large bathroom (shower, bath), downstairs powder room and laundry, third bedroom with home office potential, split system cooling, ducted heating, ceiling fans, and two undercover parking spaces via rear access. The much-desired Whiskey Hill locale sits just steps from Maribyrnong River walking trails and parklands. Stroll to Ascot Vale Leisure Centre, Union Road, Showgrounds Village, Flemington Racecourse and Highpoint. 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.