

**20 Ashe Crescent, Bellfield, Vic 3081**

**Nelson Alexander**

**House For Sale**

Tuesday, 13 February 2024

20 Ashe Crescent, Bellfield, Vic 3081

**Bedrooms: 3**

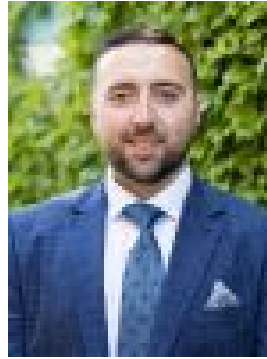
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

## **Auction \$850,000 - \$900,000**

Nest or invest in beautiful Bellfield with this charming original home, already a haven of family comfort with fantastic potential to extend or redevelop (STCA). Take advantage of the generous scope this spacious block has to offer, quietly positioned while still convenient to parkland, schooling, shopping and transport. Relax in the comfortable lounge with split system heating and cooling, while ducted heating features throughout the home for warm toasty winters. The separate kitchen and meals highlights the gorgeous original hardwood flooring, previously updated with ample cabinetry and quality stainless steel appliances. Enjoy three large light-filled bedrooms with built-in storage to two, all sharing the tidy central bathroom with shower-over-bath. A separate laundry room and WC are tucked away privately at the rear of the home. Leafy gardens feature both front and back on the block, with lots of backyard space where the kids can run and play. The gated driveway provides plenty of off-street parking leading down to a single lock-up garage. This serene central pocket is ideal for first home buyers and young families, with recently upgraded Ford Park offering sportsgrounds, playgrounds and a dog park all mere minutes down the road. Stroll to local shops, childcare centres and just 600m up to Bell St Mall for boutiques, cafes and ALDI supermarket. Multiple bus routes run from Oriel Road, with just minutes to the trendy shops, cafes and dining of Ivanhoe Village, bustling Burgundy Street in Heidelberg, Austin/Mercy Hospital, Northland Shopping Centre, La Trobe University, train stations, Eastern Freeway entry and scenic cycling down to the Yarra River.