

**20 Kingston Avenue, Ascot Vale, Vic 3032**

SLEIMAN

**House For Sale**

Wednesday, 20 March 2024

20 Kingston Avenue, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 469 m2**

**Type: House**



Shaun Sleiman  
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**\$1,350,000 - \$1,450,000**

Introducing a rare gem: an enchanting three-bedroom period residence nestled in a highly sought-after riverside enclave on an expansive block spanning approximately 469sqm. Offering picturesque views of the Maribyrnong River, this home exudes timeless charm, featuring lofty ceilings and the potential for future customisation and expansion (STCA). Step into a world of allure with a captivating façade showcasing a stunning bay windows, intricate timber fretwork, and a charming veranda - the perfect spot to savour the serene river and park vistas. Thoughtfully updated, the interior welcomes you with a graceful light-filled entrance hall leading to a refined living area seamlessly merging into a spacious open-plan family zone. Here, a well-appointed timber kitchen meets a dining space and a convenient study nook, all bathed in abundant natural light streaming through expansive windows, leading you to a sunlit alfresco area and a secluded backyard retreat. Accommodation comprises three generous bedrooms, with the master bedroom boasting built-in robes and breath-taking water and park panoramas. Additional highlights include multiple split system heating and cooling, polished floorboards, garden shed, and an dual single garages. Positioned for ultimate convenience, this residence offers a premium riverside lifestyle with easy access to Maribyrnong River trails, verdant parklands, Union Road's bustling cafes, Flemington Racecourse, Melbourne Showgrounds, esteemed schools, Victoria University, Highpoint Shopping Centre, public transport options, and the Riverside Golf Course. Don't miss this unparalleled opportunity to embrace riverside living at its finest - your dream home awaits!