

**21 Aspect Avenue, Ascot Vale, Vic 3032**



**Sold House**

Monday, 14 August 2023

21 Aspect Avenue, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$901,000**

Situated directly opposite Walter Street Reserve, whilst blessed with sweeping city views from the top floor, this contemporary three bedroom, two bathroom townhouse delivers low-maintenance comfort to astute starters, young families and investors. Beyond the landscaped street frontage, engineered hardwood floors, solid stone wet areas and study alcove increase the easy living appeal. Home chefs will enjoy the gourmet kitchen starring premium s/s Smeg appliances including dishwasher, abundant storage and lengthy breakfast bar, as the spacious meals/family leads to an entertainer's backyard with a sunny northerly aspect. Sizeable, carpeted bedrooms are tailored with BIRs and flank a stylish fully-tiled central bathroom. The master chamber benefits from a private ensuite. Extras include heat/cooling throughout, powder room (third toilet), European laundry, under-stair storage, r/c garage comprising internal access and driveway OSP. Enviably placed within a tranquil pocket of Ascot Vale; it's seconds to the leafy Maribyrnong River Trail, Fairbairn Park, city-bound trams, Union Road eateries, Showgrounds Village, Victoria University and quick access to Highpoint's lively hub.