

25 Beatty Crescent, Ashburton, Vic 3147

House For Sale

Tuesday, 26 March 2024

shelter.

25 Beatty Crescent, Ashburton, Vic 3147

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 669 m2

Type: House



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First Open Wednesday - \$1,800,000 - \$1,900,000

Instantly impressive on a deep 669sqm, this captivating clinker brick home's original character, updated modern functionality and sunfilled northern rear garden with pool and separate two-room studio create an ideal family introduction to these prized parkland surroundings close to High Street shopping and leading schools. Stylishly updated with a fully renovated contemporary kitchen and laundry, families can move straight in and enjoy its generous proportions with multiple light-filled living domains, sunfilled alfresco zones, three spacious bedrooms, two functional bathrooms plus the separate studio with living, fourth bedroom and bathroom. In time, as family needs evolve, explore a myriad of options to further update, renovate, add a second story or, with no heritage overlay, build a brand new luxury home or boutique development (STCA) in this quiet yet convenient family enclave. Set behind a broad 18.2m frontage, a handsome triple fronted façade hides character-filled accommodation that includes an expansive formal living room with fireplace, charming built-in bureau and panoramic streetscape views, adjoining dining and north-facing open plan living/dining with a Bosch-equipped stone finished kitchen and clever built-in desk/work station. Three bedrooms include two with BIRs served by a modern bathroom, the separately zoned main with extensive BIRs, an adjoining library/home office and zoned bathroom. Outside, alfresco entertaining areas overlook the northern rear garden with glass fenced, in-ground pool whilst the separate studio with living, fourth bedroom and bathroom offers fabulous flexibility as in-law or guest accommodation, a work-from-home space or additional living. Other highlights include ducted heating, split cooling, hardwood floors, original high ceilings and timber joinery, security system, remote garage/storage and abundant off-street parking. Immediately enjoy one of the area's most sought after family lifestyles, then when the time is right, explore options to add value or create your forever family dream home just a short stroll from Watson Park, acres of Gardiners Creek parkland and playing fields, creekside walking/bike trails, esteemed Solway Primary and Estrella Kindergarten, two train lines to leading private schools and the shops and cafes of High Street. Minutes to Korowa, Sacre Coeur and Caulfield Grammar Junior, Chadstone Shopping Centre, Monash University Caulfield and the Monash Freeway. Shelter Real Estate Agents