

25 Francis Street, Ascot Vale, Vic 3032

Nelson Alexander

House For Sale

Friday, 26 April 2024

25 Francis Street, Ascot Vale, Vic 3032

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 698 m2

Type: House



Jon McKenna



Lachlan Sutton
0423474966

EOI \$3,200,000 - \$3,400,000

Extended elegance high on the hill This landmark Edwardian home presents an idyllic family lifestyle opportunity with its versatile double-storey design, impressive inclusions and fabulous living/entertaining zones both inside and out – all in an exclusive Rothwell Hill neighbourhood. Well-proportioned and filled with natural light, the refined interior showcases a large master bedroom with WIR and double-vanity ensuite, along with four additional bedrooms (BIRs) and two further bathrooms (main with Apaiser freestanding tub). Enhancing its family appeal is the inclusion of an elegant formal lounge, rumpus/media room and expansive open living/dining area with gas-log fireplace complemented by a stone-bench kitchen with ample cupboard space and Miele/Asko appliances. Other luxuries of this remarkable residence include ducted heating/refrigerated cooling, integrated audio, towering ceilings, ornate fretwork and original lead-light windows, along with a large laundry and excellent storage options throughout. Bi-folds reveal a wonderfully wide alfresco deck complete with mains-connected BBQ overlooking the backyard oasis with landscaped garden surrounds and fully-tiled pool (solar-heated, self-cleaning), plus a versatile studio/home office and gated driveway (remote-control) for multiple off-street parking. Rothwell Park and Ascot Vale Station around the corner (four stops to the CBD), it's also close to Union Road shops, cafes and trams, as well as easy access to local schools, Showgrounds Village Shopping Centre and Citylink.