

**25 Myrnong Crescent, Ascot Vale, Vic 3032**



**House For Sale**

Wednesday, 31 January 2024

25 Myrnong Crescent, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 592 m2**

**Type: House**



Georgie Maggs  
0393759375



Joe Zucco  
0393759375

**\$1,200,000 - \$1,300,000**

Placed among the vivid foliage of magnificent Myrnong, this endearing Edwardian provides stirring possibilities to enliven existing character and reimagine, or utilise three frontages to craft one or more luxury residences (STCA). Endlessly charismatic, an elevated façade reveals a quiet, family-focused interior, with century-old character displayed through original fireplaces and soaring, intricate ceilings. Enriched with leadlight bay windows and a broad verandah with sweeping, verdant vistas, a considerable front lounge sits opposite a spacious dining room, with a wide and welcoming hallway introducing two generous bedrooms and a combined bathroom/laundry en route to an airy main section. With gas-top cooker, and ample cabinet space, a substantial kitchen adjoins an open family/meals zone, while a smart second bathroom services a pair of quiet back bedrooms. • Endlessly charismatic Edwardian with potential to renovate or rebuild (STCA) • Four generous bedrooms joined by substantial storage and two smart bathrooms • Exquisite detail, functional flow, and multiple living spaces • An expansive backyard stretching to offer three individual frontages • Near quiet parklands, acclaimed schools, city transport, and vibrant Mt Alexander Road Perfect for enjoying a quiet morning coffee, afternoon novel, or summer evening with friends, an outdoor entertainer's setting sits under ornamental grape vines, looking out at a considerable backyard rich in afternoon sun, expanses of green, and thriving plant life. A secure garage makes clever use of side and rear laneway access, while further highlights include gas ducted heating, original Baltic pine floors, and NBN connectivity. A potential-infused rarity with scope to personalise or execute an architectural vision, it's seconds from peaceful parks, sporting fields, and local community gardens, while steps from acclaimed schools, city-bound trams, and the retail, bars, restaurants, and cafés of vibrant Mt Alexander Road.