

**27 Walter Street, Ascot Vale, Vic 3032**

**Nelson Alexander**

**House For Sale**

Tuesday, 23 January 2024

27 Walter Street, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jayson Watts  
0415940227



Jacinta Vear  
0498988255

## **Auction \$1,850,000 - \$2,000,000**

On a wider-than-usual block, this classic Victorian home has been renovated and extended to perfection delivering a lifestyle of uncompromised quality and floorplan flexibility - all enviably positioned moments from Fairbairn Park and Maribyrnong River trails. So much more than meets the eye, this extraordinary home boasts a large master bedroom with fitted dressing room, deluxe double-vanity ensuite and private undercover balcony, as well as two additional bedrooms and equally-opulent main bathroom with freestanding tub. Further emphasizing its impressive dimensions is the inclusion of a dedicated study alcove with integrated workstation, lounge/retreat (upstairs) and spacious open-plan living/dining area accompanied by a gourmet kitchen with Turco Argento limestone benchtops, Bosch appliances, integrated Fisher & Paykel fridge/freezer and butler's pantry with second sink. Other first-class features include Daikin multi-head split-system heating/cooling, gas-log fireplace (living area), custom cabinetry, double-glazed windows, premium carpets and herringbone engineered timber floors, along with a full-size laundry and excellent storage options. Sliding doors reveal a bluestone-paved alfresco entertaining area with built-in BBQ, wide backyard with northerly aspect and versatile studio/guest room (4BR) complete with its own kitchen and bathroom, plus carport and additional driveway parking space. Walking distance to Maribyrnong Road trams and Riverside Golf Course, it also offers easy access to popular schools, Union Road shops and cafes, along with Flemington Racecourse and Showgrounds Village Shopping Centre.