

**42 Nairn Avenue, Ascot Vale, Vic 3032**

**Nelson Alexander**

**Sold House**

Thursday, 8 February 2024

42 Nairn Avenue, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



David Vaughan  
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## Contact agent

On an elevated corner block (approx 515sqm) looking out to Riverside Golf Course, this home provides an idyllic inner-urban family lifestyle thanks to its spacious and versatile design, impressive features list and delightful outdoors to enjoy. Beyond the distinctive rendered facade, discover a light-filled interior showcasing three main bedrooms (large master with WIR) complemented by a private ensuite and stylish central bathroom. Vast and versatile, the open-plan living/dining area is the perfect place to relax accompanied by a stone-bench kitchen complete with island breakfast bar, soft-close cabinetry, Bosch cooking appliances and dishwasher. Other luxuries include ducted heating, evaporative cooling, gas-log fireplace and additional split-system air conditioners, along with Spotted Gum solid hardwood floors and large laundry with ample linen storage. Rounding out this remarkable lifestyle package is an enclosed alfresco deck for all-seasons entertaining, lush backyard with landscaped gardens, under-house gym, storeroom and remote-control double garage, plus the unique advantage of a large studio/fourth bedroom with its own ensuite and private entrance. Walking distance to river trails and parkland, it's also close to Charles Street buses, Union Road cafes and Ascot Vale Leisure Centre, as well as easy access to local schools, Flemington Racecourse, Epsom Road trams and Showgrounds Village Shopping Centre.