

**44 Munro Street, Ascot Vale, Vic 3032**



**House For Sale**

Tuesday, 9 April 2024

44 Munro Street, Ascot Vale, Vic 3032

**Bedrooms: 2**

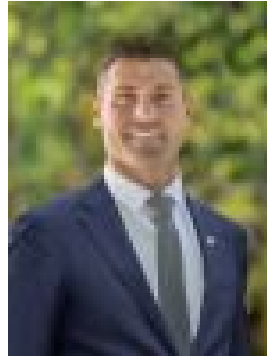
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jerome Feery  
0424163803



Simon Mason  
0439617844

**\$1,050,000 - \$1,150,000**

Charmingly placed among the historic homes of wide and revered Munro Street, this white-picket Victorian strikes a graceful balance between period elegance and contemporary comfort. Its old-world features spanning corbelled arches, Baltic Pine floors, and elaborate cornices, a calm, considered, and cleverly reworked interior finds welcomed separation between living and bedroom domains. Twin basins, a marble vanity top, and individual bath adorn a lavish, skylit bathroom, joined by impressive robe storage in servicing two considerable, front bedrooms. Wonderfully broad, a relaxing middle lounge adjoins an open kitchen/meals space, with a gas stove, Bosch dishwasher, Westinghouse oven/grill pairing, and ample timber bench space heightening prowess in hospitality. Making optimal use of its northern orientation, a quiet rear lounge provides a sublime space to soak in all-day rays, while a lengthy backyard boasts an open-air entertaining setting, off-street parking via wide rear laneway, and plentiful room for energetic kids. Infinitely charismatic while easily maintained, further features include reverse-cycle heating and cooling, slate floors to rear areas, a sizeable backyard shed, alarm, and European laundry. Steps from city trains and trams, Showgrounds Village shopping, and Union Road's renowned boutiques, bars, and brunch spots, it's near respected St Mary's and Ascot Vale West Primary Schools (zoned), with a parkland stroll revealing the idyllic Maribyrnong River Trail.