

**5 Bowden Street, Ascot Vale, Vic 3032**

woodards 

**House For Sale**

Saturday, 18 November 2023

5 Bowden Street, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 465 m2**

**Type: House**



Mario Butera  
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Sam Bottari  
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**\$1,150,000 - \$1,250,000**

Rewrite the tale that comes with this charming home sitting pretty in a residential pocket parallel to local cafes, public transport and boutique shopping on Union Road. Rich in personality with delightful accents referencing its period heritage, this outstanding prospect on 465sqm approx. is a perfect blank canvas to finish your dream family home, or you could easily knock down the existing shell and designer-build a modern home or a two dwelling development (STCA). The existing layout includes three bedrooms (master with ensuite), a family bathroom (with claw bath) as well as an open plan kitchen, meals and living zone at the rear with doors connecting to a generous rear yard with an entertainer's deck. There's also a dedicated space for a butler's pantry/laundry. Added features include solid hardwood flooring throughout, fireplaces, decorative ceiling rosettes, plus rear roller door access along with a side drive for off-street parking. Come and see this amazing home and start planning for a successful future!