

**50 Epsom Road, Ascot Vale, Vic 3032**



**House For Sale**

Thursday, 11 January 2024

50 Epsom Road, Ascot Vale, Vic 3032

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 491 m2**

**Type: House**



Simon Lee  
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Jacky Kachab  
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## **PRIVATE SALE \$1,975,000**

Immaculately presented, this beautiful double storey Edwardian home is perfectly blends classic period charm with modern style. Only 7km from the Melbourne CBD and situate at a convenient spot within 3 mins walk to Maribyrnong Road Tram, shops, cafe, 600m walk to Maribyrong River Trail and Parkland, 10 mins walk to Moonee Ponds West Primary School and Union Road shopping precinct and Tram, 20 mins walk to Ascot Vale Train Station and Showgrounds Village and 5 mins drive to Highpoint Shopping Centre ! Behind the secure high fence, a welcoming frontyard leading you to this substantial period style family residence offering with five double bedrooms two bathroom and parking at the rear. Ground floor featuring original 11ft pressed metal ceiling and solid timber flooring, all four bedrooms are very spacious, the master featuring a walk in robe and twin shower en-suite. Dazzling family bathroom with large double-ended bath, walk in shower and caesar stone vanity with twin basins. Walking to the back, a vast open plan living/dining and a deluxe kitchen featuring two walk in pantries, spacious island bench and velux skylights for plenty of natural light. Opening the glass door, you will surprise to an envied entertainment backyard with covered area, decking with sitting bench, grass zone and a huge workshop/shed!Upstairs there is a huge second living zone opening out onto a balcony with storage, and an extra 5th bedroom which can be another office room or rumpus area perfect for teenager treat. Extra bonus include open fire places, ducted heating, spilt system cooling, a huge laundry room, enormous roof top storage , ample storage area and rear remote ROW accesses plus street parking complete this gorgeous home.