

**54 Langs Road, Ascot Vale, Vic 3032**

**Nelson Alexander**

**House For Sale**

Thursday, 21 March 2024

54 Langs Road, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 560 m2**

**Type: House**



Patrick Phu  
0418377043



Stephanie Fedele  
0434374368

## **Auction \$1,320,000 - \$1,450,000**

An alluring and charming residence that blends modern comforts with timeless elegance. This meticulously maintained home offers a perfect balance of functionality and style, situated in one of Ascot Vale's most coveted locations. As you step inside, you're greeted by an inviting ambiance, highlighted by decorative ceilings, original leadlight windows/light fittings and the abundance of natural light streaming through large bay windows, enhancing the spaciousness of each room. The open-plan layout seamlessly connects the living, dining, and kitchen areas, providing a versatile space for both relaxation and entertainment. The residence boasts three well-appointed bedrooms, each offering ample space, multiple living zones and original hardwood polished timber floors. On the outside, the property continues to impress with its well-established gardens, providing a serene setting for outdoor gatherings or simply unwinding amidst nature. Additional features of this exceptional property include a central bathroom with a bathtub, ducted heating, split-system air conditioning, ample storage options, lock up garage adjoins large studio/workshop via side driveway and convenient off-street parking. Centrally located in the heart of Ascot Vale, this home offers easy access to a plethora of amenities, including renowned schools, parklands, public transport options, vibrant cafes, and shopping precincts. Whether you're seeking a peaceful retreat or a bustling urban lifestyle, this property caters to your every need. Don't miss this opportunity to secure your slice of Ascot Vale's premier real estate. Schedule your inspection today and experience the charm and sophistication of 54 Langs Road firsthand.