

6 Myrnong Crescent, Ascot Vale, Vic 3032



House For Sale

Thursday, 28 March 2024

6 Myrnong Crescent, Ascot Vale, Vic 3032

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 310 m2

Type: House



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\$1,900,000 - \$2,090,000

Situated in an exclusive Ascot Vale neighbourhood on the edge of Travancore, this brand new approx. 32sq sophisticated multi-level home showcases sweeping rooftop city views (approx. 8 X 4.1m²) and seamless indoor/outdoor transitions, creating the ideal lifestyle for contemporary families. On a sizeable corner block of approx. 310m², the three-storey property blends a variety of modern materials and textures to form a bespoke aesthetic with on-trend charisma. With a neutral colour palette, 3m high ceilings, engineered floors, plus a combination of natural marble and beautiful Italian tiled inclusions it creates a luxurious ambiance. Cook at home with the chef inspired kitchen well-appointed in premium Smeg appliances including 900mm gas cooktop, electric oven and integrated dishwasher. There is also a standalone island, double sink, an abundance of soft-close cabinetry and LED lighting. Meanwhile, the spacious dining/family domain with gas log fireplace leads to a sunny and north-facing hosting deck encompassed by a tranquil water feature and carefree garden beds. What's more, you can continue entertaining on the huge rooftop terrace with breathtaking city views as it leads from an automatic ceiling door and overlooks our iconic city skyline. Add to this, an upstairs study alcove and designer bathrooms (one with freestanding bath tub), highlighted by impressive Italian tiles, servicing the comfortable bedrooms fitted with built-in-ropes and custom built cabinetry. The large master enjoys a spacious ensuite with a private dual-basin vanity with double rain head shower and a walk in robe. Further highlights include heating/cooling throughout the home with the slimline Mitsubishi ceiling cassette system, full-size laundry, double glazed windows, S-fold sheer curtains and block out blinds, alarm, CCTV and intercom. There is also a remote-controlled double garage with textured epoxy flooring, concealed store room, internal access and driveway parking. Less than 5.5km to our vivacious city's centre, it's also encompassed by the serene Moonee Ponds Creek Trail. Moments to Ormond Park, Moonee Valley Racecourse, Mount Alexander Road trams, schools and only a short stroll away from great restaurants and cafes. Other Features include:

- Colourbond roof
- Double glazed windows throughout
- Heating/cooling with slimline Mitsubishi ceiling cassette system
- Gas log fireplace
- Instantaneous gas hot water system
- 2660L water tank
- Doorbell with intercom
- CCTV cameras and alarm
- Engineered natural oak floors
- Brushed nickel tapware
- Freestanding bathtub
- Upstairs study alcove
- LED strip lighting
- Large back-lit mirrors
- Natural marble benchtops
- Smeg appliances including 900mm gas cooktop, electric oven, integrated dishwasher
- Large rooftop terrace with sweeping city views
- Water and electricity line on rooftop terrace
- Remote-controlled double garage with textured flooring, as well as internal entry
- NBN service line
- Built-in-ropes and abundant custom built soft-close cabinetry
- Luxurious Italian made porcelain main and feature tiles
- 3m high ceilings
- S-fold sheer curtains and block out blinds
- Spacious ensuite with dual-basin and double rain head shower
- Tranquil water feature

Online Auction Link:
<https://x5u9a.app.goo.gl/CMo4W>