

**62 Kent Street, Ascot Vale, Vic 3032**



**House For Sale**

Sunday, 10 March 2024

62 Kent Street, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Tony Catena  
0418687716

**\$1,250,000 - \$1,375,000**

Perfectly positioned to take advantage of a superb city edge lifestyle location, this character filled Edwardian presents immediate comfort as well as opportunities for a contemporary renovation down the track (subject to relevant approvals). In a lovely tree-lined street, surrounded by charming period homes, this property is equally delightful with a double-fronted, timber façade and verandah with iron lacework. Introducing a wide central hallway and huge open plan living, dining domain. Highlighted by towering ceilings/rosettes, ornate timber fretwork, polished Baltic pine floorboards and French doors to a private garden. Previously updated with modern appliances, the kitchen also enjoys an open plan design and overlooks the north-facing backyard. Current accommodation includes generous bedrooms charmed by high ceilings, rosettes and mantled open fireplaces. A main bathroom and laundry with built-in storage completes the layout. Modern comforts include hydronic heating, ceiling fan, and multiple split-system air conditioner units. In one of the area's most desirable pockets, near Mt Alexander Road and Union Road cafés, shops and trams, Ascot Vale train station and buses. It's also zoned for Mt Alexander College and Flemington Primary. Online Auction Link:  
<https://x5u9a.app.goo.gl/cPDsQ>