

**65 Munro Street, Ascot Vale, Vic 3032**



**House For Sale**

Friday, 29 March 2024

65 Munro Street, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Brad Airs

0414594884

**\$1,850,000 - \$1,950,000**

Seamlessly melding past with present, this immaculately updated Edwardian preserves the period stylings, high ceilings with splendid roses, decorative cornices and skirting, across the spacious rear extension, authoring a uniquely timeless architectural vision in a blue-ribbon Ascot Vale location. Set amongst serene gardens, this freestanding four bedroom home is highlighted by its photogenic heritage flourishes, including ornate wooden fretwork, stained glass and leadlighting. The rear living space (including designer kitchen) finds trifold doors peeling away to reveal an expansive entertainer's decking and gorgeous backyard, where a tranquil garden leads to a rear workshop and carport with ROW access from Crockford Lane. The front of the home hosts three bright bedrooms (including primary with gleaming ensuite) set under grand rosettes, and ascend to the light-filled, loft-styled first floor to find a retreat, bedroom and bathroom. Further features include pristine central bathroom, separate powder room, home office, ducted heating and split system cooling. The home is set in easy walking distance from Union Road cafés and trams, Showgrounds Village, Walter Street Reserve, Maribyrnong walking trails, Ascot Vale Leisure Centre and Flemington Racecourse. Highpoint and Moonee Ponds Central are each just a short trip away. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.