

**67A Warrick Street, Ascot Vale, Vic 3032**

**Nelson Alexander**

**Sold House**

Friday, 1 September 2023

67A Warrick Street, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Liz Brettell

0414743682



Jayson Watts

0415940227

**\$1,265,000**

In a revered Travancore-edge neighbourhood, this double-storey home provides an outstanding low-maintenance family lifestyle thanks to its adaptable design, excellent presentation and profusion of natural light throughout - all on its own separately-titled block with no shared land. Beyond the distinctive period-inspired facade, discover a refined interior comprising a large master bedroom with WIR, private ensuite and its own undercover balcony with city views, as well as two additional bedrooms (BIRs), main central bathroom and guest powder room (third WC). Along with a dedicated study alcove, this remarkable home also includes versatile open-plan living and dining areas complemented by a granite-bench kitchen complete with stainless-steel cooking appliances and Bosch dishwasher. Other fine features include ducted heating, evaporative cooling and additional split-system a/c (living area), along with a full-size laundry, ducted vacuum, solid hardwood floors and stylish plantation shutters all-round. Step outside to enjoy the alfresco-style entertaining deck and private rear courtyard with shade sail, plus three established Magnolia trees, large under-house storage area, remote-control garage with internal entry and additional driveway parking space. In one of Ascot Vale's favourite pockets walking distance to Travancore Park and Moonee Ponds Creek Trail, along with Mt Alexander Road trams, cafes and restaurants, it's also close to local schools and Puckle Street's renowned retail precinct, as well as easy access to Ascot Vale Station and Citylink.