

**7 Nairn Avenue, Ascot Vale, Vic 3032**



**Sold House**

Thursday, 26 October 2023

7 Nairn Avenue, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

This delightful home in Ascot Vale's prized Whiskey Hill precinct, fairly oozing with familial warmth and charm, artfully blends rural tranquillity with inner urban convenience. Spanning two levels, defined by ample natural light and spacious rooms, an ideal blend of living spaces includes formal lounge with cosy wood fire and double doors through to expansive open plan dining and sunny family room, with slider to an entertainment deck (with retractable motorised awning) boasting elevated tree top and sunset views. Directly beneath, a further outdoor lounge offers a substantial sheltered BBQ area. The home chef pleasing kitchen, superbly updated three years ago, provides large stone topped island/breakfast bar, oodles of cabinetry and premium appliances (induction cooktop, microwave, wall oven and dishwasher). Three bedrooms, with quality loop carpeting, each contain BIR's, one with study nook, are serviced by a central bathroom (tub/shower) and powder room, while a 4th private master bedroom with ensuite occupies the downstairs. Cocooned in a green pocket hugging the Maribyrnong River, at the fourth tee of Riverside Golf Course with rear ROW access shared with just one other property, keen gardeners will relish the tiered planter boxes, multitude of established trees and plants, 2 water tanks with pumps and, arguably, the Taj Mahal of chicken coops for seriously happy, egg-laying chooks. Additionally: large external laundry, under house workshop/storage, roof top solar panels, evaporative cooling, split system, polished timber floors, single carport plus driveway parking. Walk to riverside trails and parkland, with easy access to local schools (zoned for Maribyrnong College) and transport, close to Flemington Racecourse, Union Road shops and cafes, Showgrounds Village Shopping Centre and Highpoint. • Prestigious Whiskey Hill location • 4 bedrooms, 2 bathrooms, ample living space • Near new kitchen with premium appliances • Spectacular elevated views from entertainment deck • Superb established gardens and chicken coop • Zoned for Maribyrnong College, close to shops, transport