70 Munro Street, Ascot Vale, Vic 3032
House For Sale

Tuesday, 11 June 2024

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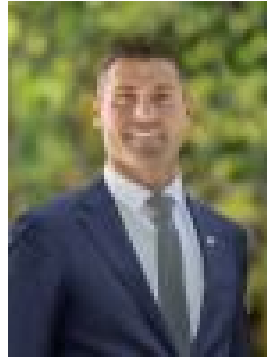
Bedrooms: 3   **Bathrooms: 1**   **Type: House**

Jerome Feery
0424163803

Simon Mason
0439617844

$1,075,000 - $1,175,000

A picture of period elegance adapted for modern living, this evocative Edwardian provides a bright and refined family retreat by Union Road's celebrated coffee, boutiques, nightspots, and leisure attractions.Enjoying a captivating stance among the most esteemed of local avenues, an endearing façade features a broad veranda and intricate lacework, with era-typical details extending across a series of inviting spaces. High, elaborate ceilings accentuate a feeling of space, with a broad hallway introducing three generous, robe-enhanced bedrooms en route to a superb main section and substantial lounge. Oriented north and awash with all-day rays, an open dining area neighbours a sizeable, storage-rich kitchen, together spilling into a sublime outdoor domain. Kept private by swathes of verdure, covered and open-air settings benefit from wide side access, combining to ensure entertaining capabilities regardless of season.With original fireplaces, rosettes, corbelled arches, and Baltic pine floors among a range of timeless adornments, further highlights include a stylish bathroom, large laundry with second WC, backyard shed, comprehensive heating/cooling, ceiling fans, solar energy (60c/kWh tariff), and zoning for St Mary's/Ascot Vale West Primary. Moments from picturesque Maribyrnong trails, Riverside Golf Course, and the shopping/dining of Showgrounds Village, Newmarket, and Puckle Street, while Union Road trams and Ascot Vale Station promise rapid access to the city centre.