

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



**House For Sale**

Monday, 27 May 2024

74 Kent Street, Ascot Vale, Vic 3032

**Bedrooms: 2**

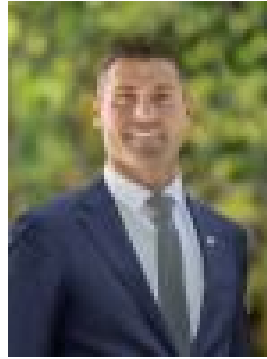
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jerome Feery  
0424163803



Simon Mason  
0439617844

**\$1,150,000 - \$1,200,000**

Enjoying the countless conveniences and leafy tranquillity of its storied, sought-after setting, this reinvigorated Edwardian presents a beguiling blend of classic and contemporary. Its lacework and leadlight windows precursors of elaborate details to come, a lovingly reinterpreted interior sees timeless intricacies complemented by a range of modern luxuries, with soaring ceilings and a northern orientation affording a beautifully bright and airy ambiance. With ceiling fans to each, two considerable bedrooms are handily served by a stylish bathroom with twin shower, while a stand-out kitchen offers ample cabinet space, an upscale ILVE cooker, and Miele dishwasher. Featuring bay windows, onyx marble accents, and an ornamental fireplace, a substantial front lounge provides a cosy retreat perfect for quiet evenings, while a broad, decked alfresco and low-maintenance yard cleverly cater for warm-weather occasions with friends. Endlessly elegant and primed for instant comfort, highlights include ducted heating, split-system heating/cooling, Infinity hot water, keyless entry, a large laundry, and secure parking for two (accessed via rear laneway). Placed on the tree-lined border of historic Flemington, it's superbly placed between the thriving eateries, leisure attractions, and shopping options of Union Road, Newmarket, and Showgrounds Village, with 57 and 59 trams, Ascot Vale and Newmarket Stations, and CityLink facilitating rapid access to Melbourne's bustling heart.