

**83 St Leonards Road, Ascot Vale, Vic 3032**

**Raine&Horne.**

**House For Sale**

Saturday, 24 February 2024

83 St Leonards Road, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 296 m2**

**Type: House**



Pat Latorre  
0408882223



George Errichiello

**\$1,390,000 - \$1,520,000**

Nestled in the heart of Ascot Vale, 83 St Leonards Road captures the perfect fusion of luxury living and unparalleled convenience. This captivating brick Victorian home offers a lifestyle of comfort and sophistication. The tessellated tiles on the front porch offer a glimpse of the meticulous attention to detail found throughout the property. Step inside to be greeted by the warmth of floorboards and the allure of plantation shutters. With refrigerated cooling and ducted heating throughout, comfort is assured in every season. Featuring four bedrooms, each with built-in robes, completed by a large central bathroom with a double vanity, walk-in shower, and separate bath - a sanctuary for relaxation and rejuvenation. Entertain with ease in the thoughtfully designed kitchen, equipped with high-end Miele appliances, while the elegant living spaces invite moments of tranquillity and connection. Step outside to your private courtyard, a serene retreat, offering ample space for outdoor enjoyment and relaxation. Beyond the confines of this exquisite residence, explore the vibrant surrounds of Union Road, where a myriad of dining, café, entertainment options, schools and public transport options include Union Road tram route 57 and Ascot Vale train station all within minutes walk. Embrace the outdoors moments from parklands and a short stroll to the Maribyrnong River walking trail - an oasis for nature lovers and active enthusiasts alike. Uncover the essence of Ascot Vale living at 83 St Leonards Road, where every detail speaks to a life of comfort, convenience, and unparalleled serenity.