

9 James Street, Ascot Vale, Vic 3032



House For Sale

Tuesday, 7 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Simone Tramontana  
0393759375



Paul McDonald  
0393759375

**\$1,600,000 - \$1,700,000**

There's no point sugar coating it, this unique, architecturally designed family home needs some love. But if you're looking to settle in the highly desirable Whisky Hill district, with outstanding green views, number 9 James Street is your invitation! The split-level residence situated on a generous 699m<sup>2</sup> (approx.) lot, offers a gorgeous natural setting, surrounded by native trees and teeming with birdlife, a short walk to parkland, public transport and Union Road shops, with quick and easy access to the CBD. Comprising entry level lounge (split system), large adjoining kitchen (ceramic cooktop, dishwasher, wall oven), dining and living with slider access to a balcony overlooking the 3rd hole. Four downstairs bedrooms each contain BIR's, while two bathrooms and a sizeable laundry complete a family home that's ripe and ready for a modern renovation, rebuild or redevelopment (STCA).