

91 Nicholas Street, Ashburton, Vic 3147



House For Sale

Thursday, 8 February 2024

91 Nicholas Street, Ashburton, Vic 3147

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 676 m2

Type: House



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Contact Agent

Timeless c1940s charm and single level convenience has been tightly held for over twenty years, as this superbly extended family residence boasts a sunny north-westerly orientation, dual street frontage and direct access to the Anniversary Trail. A versatile floorplan is elevated by high ceilings, timber floors and curved accents, introducing a multitude of living and dining zones, set within landscaped garden surrounds. Comprises a formal living and dining domain featuring a gas fireplace, informal sitting room with study nook, plus a third living room drenched in sunlight, enjoying leafy outlooks, elevated ceilings, stylish parquet floors and a bar/kitchenette with integrated mini fridge. Completely private alfresco entertaining beneath a striking pergola provides a serene outdoor setting amongst lush garden environs. A spacious kitchen/meals area offers ample storage and scope to update/add value if desired, featuring stainless steel appliances. Accommodation comprises three bedrooms with built in robes, plus home office/fourth bedroom or optional retreat at the rear of the property, complete with outdoor access and kitchenette. Includes hydronic heating, laundry, additional toilet, two main bathrooms, water tank and secure double garage parking with storage room and internal access. Superbly located just a three minute walk from Solway Primary School, 10 minutes from Alamein and East Malvern stations, High Street cafes, shops, supermarkets and eateries, Ashburton Primary School, Chadstone Shopping Centre and the M1 Freeway.