

Address available on request, Ascot Vale, Vic 3032



House For Sale

Sunday, 31 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 428 m2

Type: House



Sahil Kakar



Russell Evans
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\$1,200,000-\$1,300,000

Nestled in the heart of Ascot Vale, this timeless solid-brick residence epitomizes city-edge living with its classic charm, versatile layout, and recent enhancements. Boasting a generous block size (428 m² approx) and meticulous craftsmanship, this property offers an exceptional opportunity for those seeking a home that seamlessly blends heritage character with contemporary comforts. Step inside to discover an immaculate interior adorned with period features and modern upgrades. The North facing front lounge room is a perfect entry to the home, with high ceilings, hardwood flooring and solid brick walls we have a beautifully blended duo of character and simplicity. Further inside the centre of the home comprises 3 of the home's 4 bedrooms, sharing one bathroom, whilst continuing through we have an uplifted kitchen area leading through to a second renewed bathroom and the fourth bedroom. These thoughtful updates lend a sleek and modern aesthetic and elevate this period era home's comfort and style. The home's flexible floor plan includes an impressive extension off the rear, creating an inviting alfresco space that seamlessly connects indoor and outdoor living areas. This addition enhances the home's entertainment potential, providing the perfect setting for alfresco dining and enjoying the expansive backyard, whether it's gardening, relaxation, or play. Positioned for ultimate convenience, this home is within walking distance to Union Road cafes and trams, Ascot Vale Station, Showgrounds Village, local schools, and parks. With its proximity to the city and array of amenities at your doorstep, this property represents an exciting opportunity to embrace the vibrant lifestyle that Ascot Vale has to offer. For those interested in securing this prime residence in an ideal family-oriented locale, please contact Sahil Kakar or Russell Evans of Emyrean Property Group today. Estimated Rental return for this property is currently \$950 - \$1000 per week. Due diligence checklist for residential property buyers -<http://www.consumer.vic.gov.au/duediligencechecklist> NOTICE While the vendor, agent, and agency have diligently strived to ensure the accuracy and truthfulness of the provided information, they assume no liability and hereby disavow any responsibility for errors, inaccuracies, or misrepresentations present within. Prospective buyers are advised to conduct their own investigations to authenticate the information presented herein.