

10 Station Avenue, Ascot Vale, VIC, 3032

Nelson Alexander

House For Sale

Friday, 16 August 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Iconic shopfront with exceptional space and style

Beyond the captivating facade of this Federation-era shopfront you'll discover a flexible interior with high-quality features throughout all combining to deliver a wonderfully unique inner-urban lifestyle.

Designed to maximise light and space, this remarkable home comprises three bedrooms (two with full-width robes) complemented by a stylish ensuite, fully-tiled main bathroom with semi-freestanding tub and separate powder room.

Highlighting its versatility is the inclusion of an attic-style office/workshop and wide central lounge flowing through to the open meals area adjoined by a modern kitchen complete with stone-benchtops and soft-close cabinetry.

Other highlights of the home include split-system heating/cooling, solar power, high ceilings (pressed-metal in the lounge) and Flooded Gum solid hardwood floors, along with a full-size laundry and excellent storage options (incl. cellar). Step outside to discover a sunny north-facing backyard with built-in BBQ and paved entertaining area, plus a large workshop (powered) and secure single carport with excellent ROW access.

Moments from Ascot Vale Station (4 stops to town) and walking distance to both Maribyrnong Road and Mt Alexander Road trams, it's also close to local cafes, Ascot Vale Primary School and the vibrant shopping precincts of Union Road and Puckle Street.