

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

**LEWIS ●**

**House For Sale**

Tuesday, 2 July 2024

27 St Leonards Road, Ascot Vale, Vic 3032

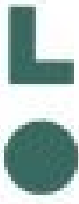
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 494 m2**

**Type: House**



Lewis Sales Team  
0393835888

**\$1,675,000 - \$1,835,000**

Offered for the first time in over 4 decades, this lovely family home offers immediately comfortable and flexible accommodation, with wonderful scope to update over time. From its appealing facade all the way thru to the large rear family room, you can sense this is a special property, which you are also likely to enjoy for decades to come. Originally configured with a separate formal dining room & adjoining formal lounge room, the rear family room extension (circa 1987) has subsequently led this home to being mainly utilised and enjoyed as a 4 bedroom abode. With numerous original features throughout (ceilings, cornices, skirtings, architraves & doors), this home has a warmth and character rarely found. Other features include 900 mm stainless steel upright stove & canopy, ceiling fans, and wide side driveway to brick lock up garage. Surrounded by impressive period and contemporary family homes, the convenience of this location is absolutely prime. A leisurely stroll to Union Road cafes / eateries / shops, route 57 tram line as well as Ascot Vale train station. Also handy to a wonderful selection of primary and secondary schools, and the park land joys of the Maribyrnong River. 'Before You Buy' Building and Pest inspection report available to purchase upon request. Disclaimer: MESSAGE TO BUYERS – ALL properties are advertised at GENUINE PRICES. Please understand that there is often more than one buyer interested in the same property. When that happens, all buyers will be given EQUAL OPPORTUNITY TO MAKE THEIR BEST OFFERS, VIA A SEALED BID.