

**3 Harding Street, Ascot Vale, Vic 3032**



**House For Sale**

Wednesday, 10 July 2024

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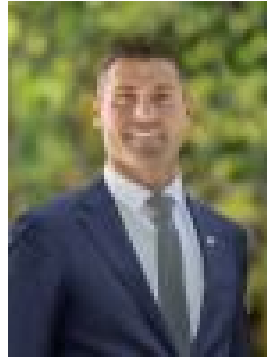
**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Jerome Feery  
0424163803



Simon Mason  
0439617844

## **\$940,000 - \$990,000**

Supremely placed in Ascot Vale's heritage-infused heart, this evocative Edwardian offers a deft balance of leafy serenity and inner-urban vibrancy. Its surrounding streetscape adored for an absence of traffic and wealth of period homes, leadlight windows and era-typical fretwork preface an impressive array of interior spaces, with emphases placed on light, space, and real-world practicality. Framed by Baltic pine floors and high-set ceilings, a broad entrance hall introduces two substantial, robe-enhanced bedrooms, complemented by a bright bathroom with timber-top vanity and shower over bath. Clever cabinetry heightens utility of a large living space, while calming garden outlooks enrich an open dining area and Smeg/Siemens-equipped kitchen. Encompassed by vivid greenery, a decked alfresco offers a tranquil retreat ideal for social afternoons, while other highlights include ducted heating/evaporative cooling, backyard sheds, substantial attic storage, ornate fireplaces, ceiling fans, a full-size laundry, and ample street parking. Primed for enjoying every convenience of effervescent Ascot Vale, it's steps from the celebrated culinary, shopping, and lifestyle scenes of Mt Alexander Road, Union Road, and Newmarket, with scattered parks, Showgrounds Village, Flemington Racecourse, Flinders Street-bound trains/trams, and CityLink nearby.