

# 4 George Street, Ashwood, Vic 3147

shelter.

## House For Sale

Tuesday, 6 February 2024

4 George Street, Ashwood, Vic 3147

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 804 m2

Type: House



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**\$1,500,000 - \$1,600,000**

Exuding the love and warmth of a home that's been graced with the meticulous care of one family for almost 50 years, this single level clinker pristinely awaits its next family. Picture perfect inside and out, alongside harnessing brilliant light from its extensive glazing, this dual living home draws you in and invites you to stay. Together with 804sqm and 17m frontage approx in a super walkable location, what will you make of it? Greeted by hardwood floors underfoot, the home immediately opens to a living and dining zone illuminated by cascading corner windows with a north west aspect before flowing to a kitchen at the heart of the home. The generous kitchen is fitted with gas cooking and abundant storage and gloriously overlooks a huge sunroom that benefits from edge to edge glazing providing both spades of light and a beautiful vista of the sprawling garden outside. Step out and enjoy entertaining under the pergola while watching the kids run around the lush grass and the positively magical manicured trees. This easy to love home also features a master bedroom with a wall of robes and two further robed bedrooms separated by an immaculate bathroom with tub, a separate laundry room, gas ducted heating, RC/AC, alarm, garage for two and gated parking for one more. In a location that's truly walkable to all your necessities at Ashwood village and Woolworths or walk onwards to a wider range of amenities at Ashburton village with Pool & Recreation Centre, library, train, cafes and restaurants. Also within easy reach of Gardiner's Creek trail (local access on Barrington Drive) that will take you from the popular Markham Reserve all the way up to Deakin University as well as being zoned for Ashburton Primary School, Ashwood High School and a variety of sporting clubs for the kids. Shelter Real Estate Agents Ashwood