

**7 Warrick Street, Ascot Vale, Vic 3032**

**Nelson Alexander**

**House For Sale**

Wednesday, 17 April 2024

7 Warrick Street, Ascot Vale, Vic 3032

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 234 m2**

**Type: House**



Jayson Watts  
0415940227



Jacinta Vear  
0498988255

## **Auction \$1,200,000 - \$1,300,000**

Step into timeless elegance with this exquisite Edwardian residence, poised to captivate in the coveted enclave of Travancore. Beyond its picturesque facade lies a haven of refined living, boasting two spacious bedrooms adorned with built-in robes, all serviced by a period-inspired bathroom exuding charm. Entertain in style within the lounge and dining areas, seamlessly connected to a modern stone-bench kitchen replete with soft-close cabinetry and premium appliances. Luxurious touches abound, from ducted heating to split-system air conditioning, complemented by lofty ceilings adorned with ornate plasterwork and rich timber floors beneath stylish plantation shutters. Outside, a sunny north-facing backyard beckons, featuring a brick-paved entertaining area for alfresco gatherings. Embrace the convenience of Mt Alexander Road trams, boutique cafes, and dining destinations just moments away, while Woolies Metro, Ascot Vale Station, and recreational amenities lie within easy reach. With proximity to esteemed schools, Travancore Park, and the tranquil Moonee Ponds Creek Trail, alongside seamless access to Citylink, this is urban living at its finest. Experience the epitome of sophistication and charm in this distinguished Edwardian abode.