



101 St. Leonards Road Ascot Vale VIC

3 2 2

Delivering more than meets the eye, this superbly spacious three bedroom plus full home office, two bathroom single storey residence, a heartbeat from Union Road cafés, shops, trams and St Mary's Primary, is a real surprise package. Revealed beyond a modern façade, an adaptable floorplan features high ceilings, polished concrete floors and feature fireplace throughout vast, open plan living, dining zones opening through stacker doors to a covered alfresco deck beside an outdoor spa and mature tropical gardens. An impressive kitchen showcases stone benches, stainless steel Ariston 90cm dual fuel cooker, integrated coffee machine, Miele dishwasher and walk-in-pantry. Complemented by ensuite master/WTR, BIRS, stone bathroom, laundry/storage, ducted heating/cooling, alarm, solar electricity and coveted off street parking for two cars. Just minutes to Maribyrnong River trails, Highpoint, Flemington Racecourse, Riverside Golf/Tennis Centre,

Price : \$ 1,601,000
Land Size : 418 sqm
View : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6968844>

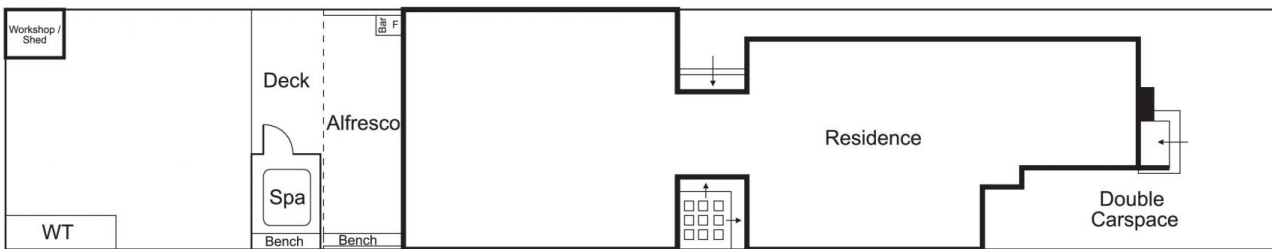
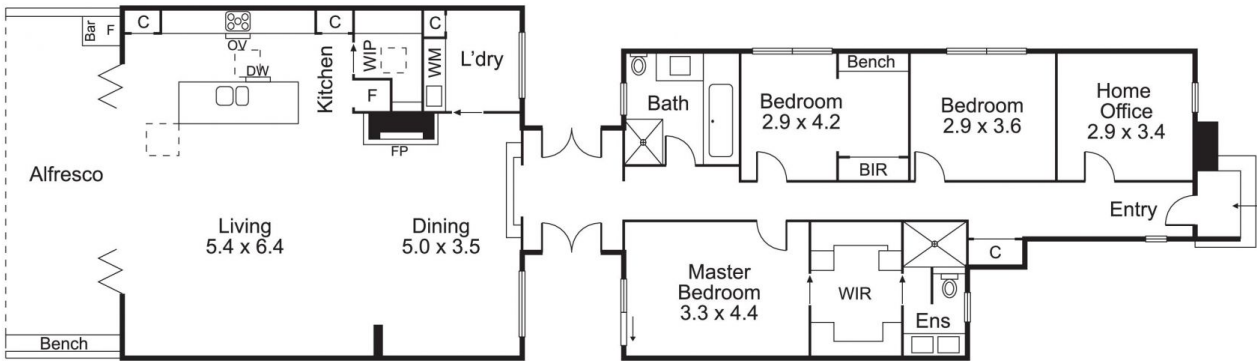


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Workshop /
Shed
2.2 x 1.8



Every care has been taken to verify the accuracy of the net internal area.
Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.