22 MASCOMA STREET, ASCOT VALE, VIC, 3032









SOLD

ELEGANT EDWARDIAN IN PRIME INNER MELBOURNE LOCATION

Nestled in an exclusive heritage streetscape, this impressive Edwardian home offers an exceptional family lifestyle opportunity due to its adaptable floorplan and fantastic living and entertaining spaces, both indoors and outdoors and the potential to extend up and out (STCA). Occupying approximately 625 sqm of land, this home features a spacious central hallway and three generous bedrooms accentuated by high ceilings and period-inspired details.

Another feature of its impressive lineage is the graceful formal lounge, which boasts a gas fireplace and sliding doors that effortlessly link the spacious open-plan dining and kitchen area to the backyard. The kitchen is tastefully appointed, highlighting solid timber cabinetry and ample cupboard storage. Step outside to discover the large, fully fenced private backyard, which includes a substantial workshop, storage room, and laundry. The side driveway provides two-car off-street parking with gated access to the rear paved courtyard and garden.

Mt Alexander Road features trams, bars, and eateries at the street's end, and the new Woolworths Metro is just around the corner. It's conveniently located in one of Ascot Vale's premier pockets with excellent schools and access to the area's renowned private secondary colleges. Ascot Vale Station, Travancore Park, and the Moonee Ponds Creek Trail, which offer easy access to Puckle Street, Moonee Ponds' lively retail district, and Citylink, are all nearby.

3 BED | 1 BATH | 2 CAR

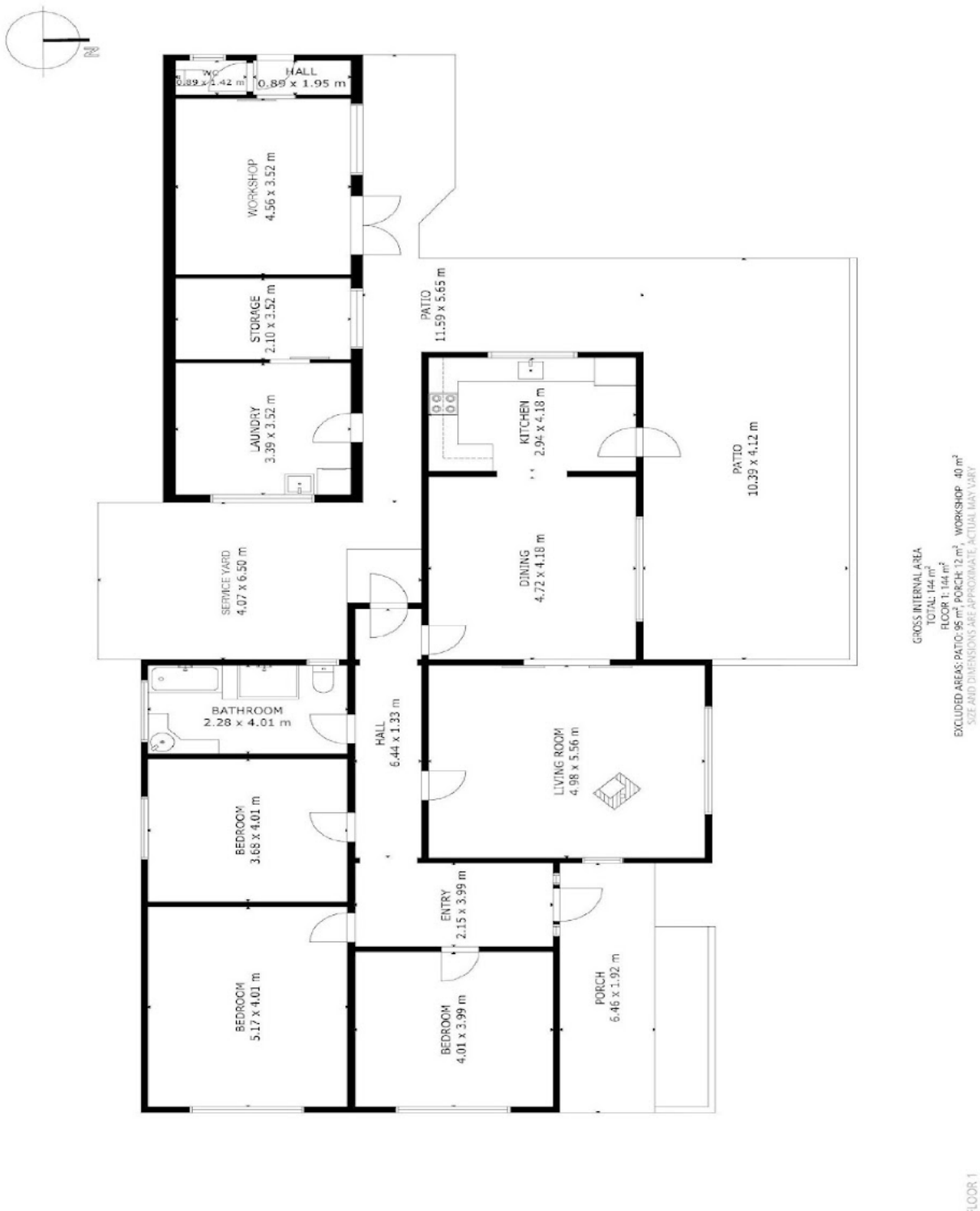
PRICE:
$1,700,000

OPEN FOR INSPECTION:
N/A



Leigh Chant
0418100082
leighchant@atrealty.com.au
innermelbournere.com.au

22 MASCOMA STREET,
ASCOT VALE



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Leigh Chant
0418100082
leighchant@atrealty.com.au
innermelbournere.com.au