



#### 40 Kent Street Ascot Vale VIC

4 3 2

Epitomising sophistication, this magnificent four bedroom, three bathroom home will surpass family expectations with its designer spaces, elite function and superb locale. Enhancing the streetscape, a handsome exterior is equally matched within, hardwood floorboards leading to a vast open living domain flooded with abundant north facing light.

Caesarstone counters and a full suite of Bosch stainless steel appliances are highlights in the standout kitchen. The adjoining alfresco entertaining area breathes elegance. A remote double garage (ROW access) with glass doors repurposes to contribute additional entertaining space in adverse weather or when hosting a large party. Atop the timber staircase, plentiful accommodation awaits. Two double bedrooms share a contemporary spa bathroom whilst a large master presents WIR and ensuite. A third bathroom with two-way entry provides convenience to the living area and is also directly accessed by the fourth/guest

**Price** : \$ 1,316,500

**View** : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6208724>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.