



### 51 Mirams Street Ascot Vale VIC

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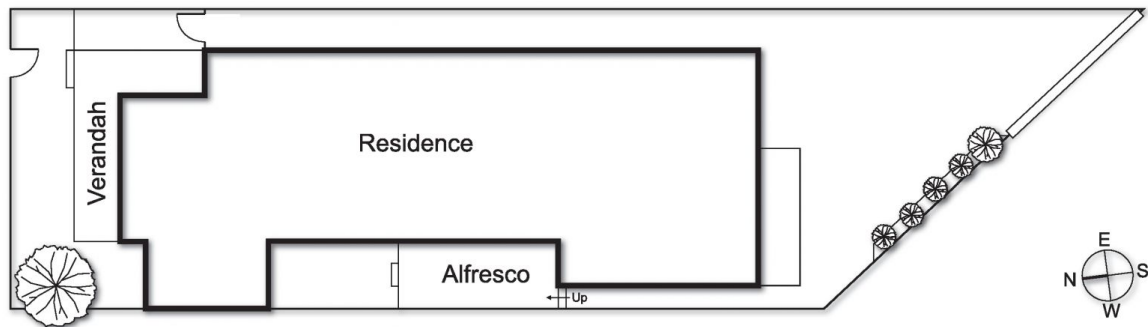
Period elegance combines with modern day function to present this renovated and extended three bedroom, two bathroom home in the heart of beautiful Ascot Vale. Lofty ceilings with exquisite roses and Baltic pine floorboards frame spacious rooms, grandly introduced by a corbel arched hallway. The charming living room boasts an ornamental fireplace whilst the granite topped kitchen features stainless steel appliances. Both extend to enticing outdoor areas. Three bedrooms with BIRs share ensuite and central bathrooms and there's also ducted heating, evaporative air conditioning, extensive attic storage, ducted vacuum and remote roller-door to secure off street parking via Crockford Lane. Union Road cafes, shops and tram, Showgrounds Village, Victory Park, Walter Reserve, Ascot Vale Leisure Centre plus St Mary's and Ascot Vale West Primary Schools are all accessible by foot.

**Price** : \$ 1,011,000

**View** : <https://www.alexkarbon.com.au/sale/vic/north/as-cot-vale/residential/house/6208977>



**Alex Puglia**  
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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.