40 Francis Street Ascot Vale VIC

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A sought-after Rothwell Hill pocket where local cafés and the station are perennially appealing provides the backdrop to this delightful Victorian-era cottage. In amongst a blooming rose garden its single-front façade welcomes you with a shaded porch before giving way to lofty arched hallway lined by the two bedrooms. Beyond, bright, beautiful lounge, kitchen and immaculate dining spaces are matched by a superb courtyard garden designed to capture day-long light from the north and promote exceptional indoor-outdoor flow through the employment of glass bi-folds. Endlessly flexible office, central heating and a design that continues to showcase the influence of the original era. Minutes from the Racecourse, literally moments from transport and the cafés, shops and restaurants of Union Rd.

Price : $ 1,115,000
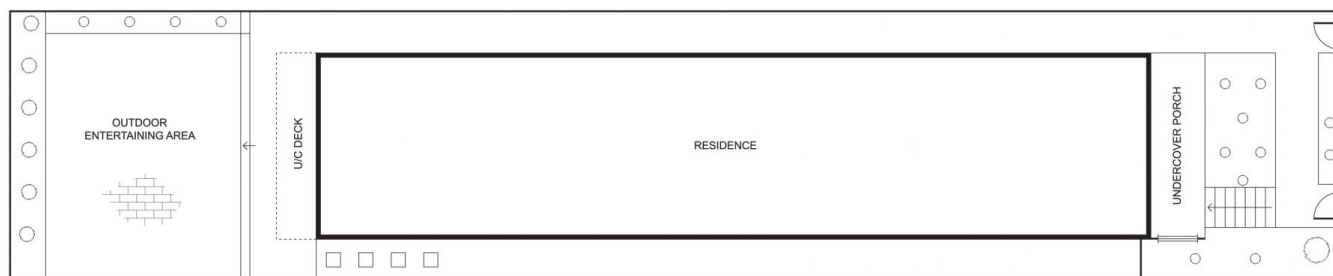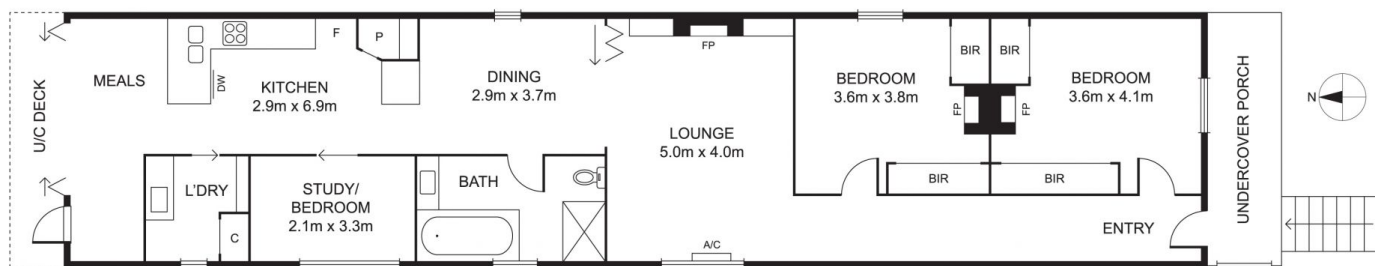**View** : https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6209521

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Alexkarbon Real Estate

MEALS

KITCHEN
2.9m x 6.9m

DINING
2.9m x 3.7m

LOUNGE
5.0m x 4.0m

BEDROOM
3.6m x 3.8m

BEDROOM
3.6m x 4.1m

BIR

BIR

BIR

BIR

FP

FP

FP

U/C DECK

UNDERCOVER PORCH

N

F

P

DW

L'DRY

C

STUDY/
BEDROOM
2.1m x 3.3m

BATH

A/C

ENTRY

OUTDOOR
ENTERTAINING AREA

U/C DECK

RESIDENCE

UNDERCOVER PORCH