



## 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/as-cot-vale/residential/house/6209521>

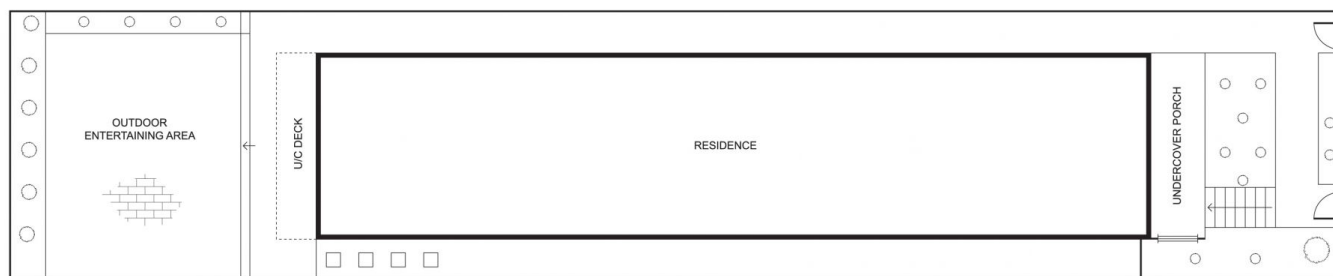
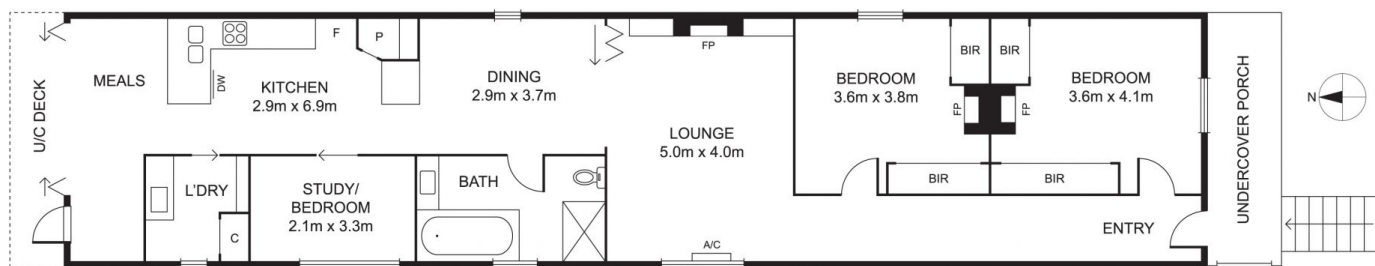


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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.