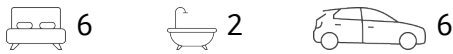




Renovated Victorian on Rothwell Hill



67 Maribyrnong Road, Ascot Vale

\$2,300,000 - \$2,500,000

A rare opportunity to secure a period classic of such prominence and prestige, this late-Victorian six-bedroom showpiece, built c1896 of bluestone and double-brick, offers a meticulous renovation and extension to accommodate a large family in premium lodgings.

Sprawling over a considerable parcel, this well-known and revered residence makes clever use of two distinct frontages atop the ever-revered Rothwell Hill.

Its main frontage and garden adorned with the home’s original fountain greets the visitor to a large entrance room/lounge and preludes to an exquisitely enlivened main section with five large double bedrooms with soaring 14-foot ceilings and the magnificent central hallway displays intricate details typical of the era and includes a powder room, laundry, kitchenette and expansive linen storage.

Brilliantly bright, the property’s large rear split-level extension provides a seamless flow from the original building with a sizeable double bedroom accompanied by a classically styled bathroom and walk-in robe, a wonderfully open living/dining space integrates a well-equipped, wraparound kitchen, while an individual study services the home professional. Bifold doors streamline indoor-outdoor flow, with a broad outdoor deck space perfect for entertaining.

Property ID:	L33753788
Property Type:	House
Building / Floor Area:	332
Carports:	1
Open Parking:	5
Land Area:	588.0 sqm

George Errichiello
0425853145
george@ascotvale.rh.com.au

Highlights include:

- Ducted heating/evaporative cooling, split-system heating/cooling
- Grey ironbark hardwood floors
- NZ pure wool carpets
- 15000L water tank
- Security/zoned alarm
- Side bicycle storage (lockable)
- Two sizeable sheds
- Fully restumped, rewired & replumbed
- Stone and wrought iron Victorian front fencing
- Data cabling between front and rear spaces
- New gas ducted heating unit (Braemar)
- Video intercom private rear entrance and remote-control roller door
- Strategically positioned between two major shopping strips – Union Rd (250m) and Puckle St (550m), a short stroll to Ascot Vale Station (450m), city-bound 57/59 trams, Mt Alexander Road, with CityLink, the scenic Maribyrnong River Trail, and a range of respected Government and private schools close by.