



39 Charles Street, Ascot Vale

\$1,190,000 - \$1,300,000

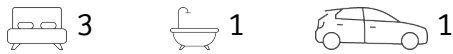
Positioned in the highly sought-after Whisky Hill precinct, this beautifully presented single-level home blends classic charm with modern-day ease, creating the ideal lifestyle haven for professionals, young families or downsizers chasing low-maintenance luxury.

Step inside to discover a spacious and thoughtful floorplan featuring three generously sized bedrooms (all with robes, main with WIR), central heating and evaporative cooling, and a stylish central bathroom with spa, shower, heated towel rail and separate powder room.

The light-filled open-plan living and dining area flows effortlessly from a sleek stone-bench kitchen-complete with Fisher & Paykel appliances, 76cm double wall ovens, induction cooktop, dishwasher, and a walk-in pantry. Entertain with ease thanks to the servery window, Polk audio system (indoor & outdoor) and a layout that encourages both connection and comfort.

A versatile freestanding outdoor studio adds extra flexibility-perfect as a home office, gym, teen retreat or guest lounge-while rear lane access to secure parking adds everyday convenience.

Set on a low-maintenance block with a charming façade and front garden, this home also includes spotted gum flooring throughout, full-size laundry, security alarm, two large internal



Property ID:	L35968314
Property Type:	House
Open Parking:	1
Land Area:	305.0 sqm

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storage spaces and an external shed.

All of this within walking distance to Union Road cafés and shops, Flemington Racecourse, Maribyrnong River trails, trams, buses, and just minutes from Highpoint Shopping Centre.

Key Features

- 3 spacious bedrooms (BIRs; main with WIR)
- Stylish central bathroom with spa + separate powder room
- Chef's kitchen with waterfall stone benchtop & walk-in pantry
- Fisher & Paykel appliances incl. 76cm double wall oven
- Open-plan living/dining with indoor-outdoor flow
- Inbuilt Polk audio system (inside & out)
- Separate studio ideal as office/gym/teen retreat
- Spotted gum timber floors throughout
- Central heating, evaporative cooling & split system
- Full-size laundry + 2 large storage cupboards
- Separate outdoor shed
- Rear lane access to secure off-street parking
- Security alarm
- Low-maintenance landscaped gardens
- Prime Whisky Hill location – walk to Union Road, river trails, and public transport.