

12 Nicholas Street, Ashburton, Vic 3147

HEAVYSIDE

House For Sale

Friday, 22 March 2024

12 Nicholas Street, Ashburton, Vic 3147

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 615 m2

Type: House



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Paige Heavyside
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\$1,400,000 - \$1,540,000

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Enjoying sought-after positioning in a wonderfully connected and convenient location, this three-bedroom brick home offers an exceptional opportunity to secure a foothold in this sought-after locale. Resting on a generous 615 sq m approx. block just a short stroll to trains, parkland, and High St shops and cafés, this enticing retreat is perfectly primed for value-add renovations, an extension or potential new build to create your luxury dream home (STCA). Currently boasting a spacious and light-filled living and dining room upon entry complete with air conditioner, which flows through to the sunny kitchen and meals domain, featuring vibrant tiled splashbacks, timber cabinetry, and access via the laundry to the expansive rear yard. Three bedrooms all featuring built-in robes are located off the hall, and are serviced by the chic bathroom which includes shower over bath, vanity and separate powder room. Further adding to the appeal, a large workshop/ garage, plus an additional single garage, offering ample storage for your needs.

THE FEATURES

- Character brick home comprising three bedrooms and one bathroom
- Positioned on a generous 615 sq m (approx.) allotment
- Light-filled living and dining room with air conditioner upon entry
- Three generously designed bedrooms complete with built-in robe storage
- Chic main bathroom includes shower over bath and vanity
- Dedicated laundry with access to rear yard and separate toilet
- Generous backyard with large workshop/garage
- Driveway leading to single garage with additional off-street parking
- A leisurely walk to trains, parkland and High St shops & cafés

THE LOCATION Adding further value to this exciting property is an exceptional location, just steps to Alamein train station, a short stroll to the vibrant shops and cafés on High St, a pleasant walk to Solway Primary and the Gardeners Creek Trail, plus easy access to Chadstone and the Monash Freeway.

THE TERMS: 30|45|60