



Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Kensington) and Company Pty Ltd ABN 17 418 823 685, Licensed Estate Agents, Auctioneers and Property Managers.

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ASCOT VALE 35 Brown Avenue

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## Classical and Contemporary Combined

Melding immaculate original detail to contemporary comfort and class, this superbly reinvented residence remains an extraordinary period prize. Beyond its manicured front garden, enticing interiors offer three robed bedrooms, each revelling in the rewards of period proportions. Glossy hardwood underfoot flows out towards open plan living/dining areas, creating space for unrivalled family enjoyment or exceptional entertaining out on the spacious deck. Situated so that parklands and Maribyrnong River trails are literally moments away, the address itself provides the perfect accompaniment to contemporary lifestyle within reach of Union Rd cafés and transport. Dual frontages to OSP.

**AUCTION** Saturday 29th April at 3.30pm

**INSPECT** As advertised or by appointment

**LAND** 613sqm approx.

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