







20 Victoria Square, Ashfield

A Storybook Home in Ashfield's Most Coveted Street

There are addresses people admire, and then there is 20 Victoria Square - a stunning cottage set behind manicured gardens in one of Ashfield's most prestigious and tightly held streets.

Spanning two inviting levels, the home blends timeless character with thoughtful modern updates. Original floorboards lead through interiors enriched by graceful cornices and period details, creating an immediate sense of warmth and history. At the heart of the home, the spacious kitchen makes everyday living and entertaining effortless. A generous bench top invites guests to gather while meals are prepared, complemented by a Miele dishwasher, Bosch oven and Schott Ceran induction cooktop. Ample cabinetry, a corner pantry and a dedicated coffee-and-toaster nook ensure everything has its place. Ceiling fans bring comfort to the living and dining spaces, while an elegant family room offers a peaceful retreat. Its original ornate fireplace and surrounding picture rails provide a beautiful reminder of the home's heritage.

Three bedrooms occupy the upper level, each with a ceiling fan. The main and second bedrooms feature timber floorboards, while parquetry lends individual character to the third. The principal

4 2 1

FOR SALE
For Sale | Guide: $3,050,000

VIEW
Wed 4th Nov @ 12:00PM - 12:30PM

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bedroom also opens to a charming sunroom or study overlooking Victoria Square - the perfect place to work, read or simply watch the neighbourhood go by. An updated bathroom completes this floor.

Downstairs reveals a private parent's retreat, creating a wonderfully flexible sanctuary away from the main household. With its own bedroom, bathroom and additional living space, this self-contained zone is ideal for quiet relaxation, extended family or guests. From here, the home flows into a peaceful, level garden and paved entertaining area, where mature plantings and two magnificent jacaranda trees create a leafy backdrop for long lunches, relaxed evenings and children at play. Side and rear-lane access add further convenience to this generous outdoor setting.

Beyond the front garden lies something increasingly rare: a genuine sense of community. Friendly neighbours come together in Victoria Square, including for the much-loved annual Christmas street party, giving this exceptional location a welcoming village atmosphere. With Trinity Grammar School at the end of the street and parks, shops, transport and everyday amenities close by, this is a wonderfully connected setting for family life.

Character, flexibility and community come together at 20 Victoria Square - a special family home in the creme de la creme of Ashfield streets.

Water Rate: $200pq approx.
Council Rate: $613pq approx.

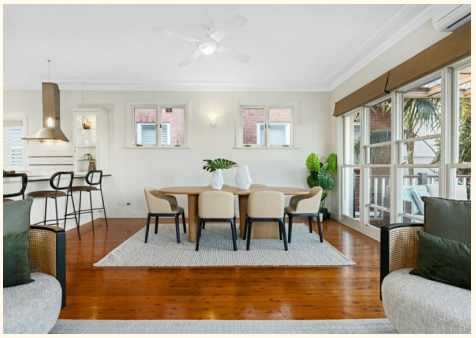
Contact LJ Hooker Dulwich Hill for further information or to arrange an inspection

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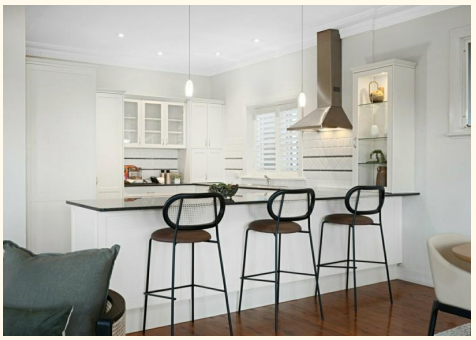
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MORE DETAILS

Property ID	3V5HY6
Property Type	House











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