

**1/28 Sandown Road, Ascot Vale, Vic 3032**

Rata & Co.

**Unit For Sale**

Sunday, 24 March 2024

1/28 Sandown Road, Ascot Vale, Vic 3032

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Tomadakis

0482728238

## ESR \$455,000 - \$499,999

**\*\*EOI closing Monday 22nd April @ 5pm unless sold prior\*\***Contemporary, low maintenance living at its finest is on offer at 1/28 Sandown. Refined urban living showcased through neutral tones and clean lines throughout make it desirable for any smart purchaser to customise with their own personal flair. The downstairs master boasts built in robe and split system heating/cooling for custom climate control plus a beautifully presented, modern bathroom featuring oversized shower and floor to ceiling tiles. Upstairs the living/dining space is open plan, includes a small study space, and is complemented by a corner kitchen that offers SMEG appliances, sleek cabinetry, stone benches and dishwasher. Timber flooring throughout the living area, high ceilings, quality fixtures and fittings, a generous sized terrace to take in the surrounding views, private front yard (on title) plus car space and separate storage cage all complete an exclusive package that is rarely on offer. Steeped in a rich racing history, The Corham offers an executive location that brings the world to your doorstep. Only 5km from the CBD, 14km from the airport, and surrounded by a multitude of local schools, shops, cafes and eateries, this is a perfect locale for low maintenance, urban dwelling that will appeal to all. Property currently rented for \$450 per week until 18/6/24. Inspections are essential so that you can truly experience everything this home has to offer. PHOTO ID REQUIRED  
Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.