

**126 Ascot Vale Road, Flemington, Vic 3031**



**House For Sale**

Monday, 6 November 2023

**126 Ascot Vale Road, Flemington, Vic 3031**

**Bedrooms: 2**

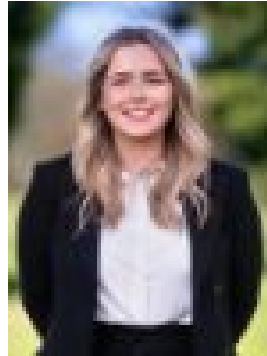
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Adrian Petrucelli  
0403096839



Tayla Burr  
0431307501

**\$870,000 - \$950,000**

This 1920s Art Deco double brick maisonette presents a rare blend of historic charm and contemporary amenities with city-edge convenience in a sought-after neighbourhood. Open plan, high ceilings, and ornate detailing pay homage to a bygone era. Abundant natural light flows through double-glazed windows, and insulation ensures energy-efficient and noise-reduced comfort. A combustion wood fireplace brings warmth and ambiance, and split system air conditioning regulates temperatures year-round. The outdoor composite deck area beckons for gatherings and al fresco dining, surrounded by a well-presented garden featuring a raised veggie patch, Australian natives, and established citrus. There is substantial space (257 sqm approx.) and storage with a lockable shed, secure off-street parking (remote-controlled roller door) and plenty of room for future expansion (STCA). Convenience abounds with nearby schools, cafes, restaurants, bars, and shops. Newmarket, Ascot Vale, Footscray, Kensington and Moonee Ponds hub spots are easily accessible, and public transport is close by with trams, trains and bus lines within walking distance. Iconic destinations like the Melbourne Showgrounds, Flemington Racecourse, and Ascot Vale's vibrant weekend farmer's markets are just around the corner. For cycling lovers, Flemington offers picturesque bike paths to various inner suburbs and the CBD.