

**1519/1 Ascot Vale Road, Flemington, Vic 3031**



## **Apartment For Sale**

Wednesday, 12 June 2024

1519/1 Ascot Vale Road, Flemington, Vic 3031

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Anthony Inglese  
0411455878

**\$400,000 - \$440,000**

Stretching out in the all-day warmth of northern sunlight, this oversized 1 bedroom apartment delivers a flexible floor plan with an exciting opportunity to work from home without compromising on space. Roomy open-plan living and dining complements a stone-finished kitchen boasting a waterfall-edged breakfast bar, a concealed fridge space and premium stainless-steel appliances including an integrated dishwasher. The apartment is further enhanced by an additional living space with the versatility to use as a home office or nursery if required. Perched 15 floors high in the resort-grade ONLY Flemington complex, floor-to-ceiling glass slides open to a private undercover balcony showcasing commanding views to the north as far as the eye can see. This perfectly peaceful setting for an after-work drink or a weekend breakfast will be enjoyed on a daily basis.

- 1 large bedroom with wall-to-wall BIR and floor-to-ceiling glass
- Luxe bathroom with a fully tiled rainfall shower area
- Euro-style laundry
- Split-system heating and cooling
- Double glazing
- Roller blinds
- Sleek timber flooring
- Recessed down-lighting
- Concierge service and video intercom entry
- Secure undercover car parking
- Over-the-bonnet storage cage
- Impressive 63m<sup>2</sup> (approx.) of internal floor space
- Exclusive access to entertainment pods, infinity pool, gym, lounge/dining and more

Conveniently located with a city-bound tram on your doorstep, walk to Newmarket trains, supermarket choice, crowd-pleasing cafes, local buses, the world-famous racetrack and easy CityLink access to the CBD. Act quickly as an inspection will be rewarded! For more information, please contact Anthony Inglese today.

3 x LITTLE THINGS WE LOVE

1. Tram route 57 Trams to Flinders Street on your doorstep
2. Newmarket Plaza Walk for your weekly shop and more
3. Flemington Racecourse Spring Carnival across the road

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