

**2/105 St Leonards Road, Ascot Vale, Vic 3032**

**Nelson Alexander**

**Townhouse For Sale**

Tuesday, 21 May 2024

2/105 St Leonards Road, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Mereoni Robbins  
0434555025



Matthew Febey  
0438833239

## **Auction \$730,000 - \$780,000**

One of just four in a tightly-held block, this double-storey townhouse ticks every box for effortless inner-urban living with its impressive dimensions, quality enhancements and prime position in one of Ascot Vale's favourite streets. Impeccable presentation from start to finish, the home's light-filled interior showcases three bedrooms (extra-large main) all with built-in robes, as well as a stylish central bathroom and additional (second) WC. Adding to the appeal is a versatile front living room flowing through to the open dining area adjoined by a contemporary kitchen complete with dishwasher and Bosch cooking appliances. Other stand-out features include ducted heating across both levels, full-size laundry and front balcony (from the main bedroom), plus a wide courtyard to enjoy with established perimeter gardens and rear access into the lock-up garage. A short stroll to Union Road cafes, shops and city-bound trams, it's also close to popular schools, riverside trails and Ascot Vale Station (4 stops to town), as well as easy access to both Highpoint and Showgrounds Village shopping centres.