

**2/55 Wellington Street, Flemington, Vic 3031**



**Unit For Sale**

Saturday, 9 December 2023

2/55 Wellington Street, Flemington, Vic 3031

**Bedrooms: 1**

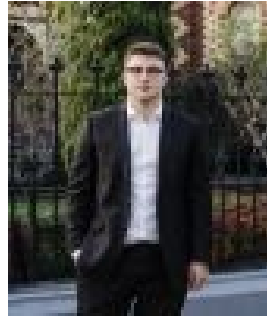
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Stefan Stella  
0422093149



Sam Paradisis  
0468552424

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

Expression of Interest ending: 20th December 2023  
In the leafy heart of Flemington, this ground-floor apartment (1 of only 12) is set to impress with its long list of internal features and terrific outdoors to enjoy making it an ideal choice for first-time buyers and savvy investors alike. Filled with natural light, the impeccable interior comprises a large bedroom with mirrored BIRs serviced by a deluxe central bathroom with rain-head shower and floor-to-ceiling tiles. Complete with polished concrete floors, the open-design living/meals area is complemented by a well-appointed kitchen with tiled splashbacks and stainless-steel cooking appliances. Step outside to discover a sunny north-facing courtyard that's perfect for relaxing or entertaining with its extensive paving, perimeter gardens and high fences for privacy. Other stand-outs include split-system heating/cooling, two additional ceiling fans, double blinds and internal laundry facilities, plus a secure foyer with intercom, second/private entrance via the courtyard and off-street parking space (via Finsbury Street). Pin Oak Crescent cafes and Newmarket Station around the corner along with Racecourse Road trams, shops, bars and restaurants, it's also close to local parks, Moonee Ponds Creek Trail and Flemington Racecourse, as well as easy access to Citylink. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.