

220/1 Ascot Vale Road, Flemington, Vic 3031



Apartment For Sale

Monday, 17 June 2024

220/1 Ascot Vale Road, Flemington, Vic 3031

Bedrooms: 1

Bathrooms: 1

Area: 50 m2

Type: Apartment



Steven Dong
0450701022

\$345,000 - \$355,000

Inspections by Appointment! Overflowing with investment potential or serving as the ideal starter home, this contemporary one-bedroom apartment in the heart of Melbourne radiates light, luxury, and unparalleled location. The expansive open-plan living/dining area showcases sleek timber flooring and extends seamlessly to a balcony, offering the perfect space for relaxation or hosting guests. Indulge in the designer kitchen, complete with premium stone surfaces, custom cabinetry, and top-of-the-line appliances. The generously sized bedroom boasts ample built-in wardrobes for your storage needs. Enjoy the ultimate convenience with proximity to trams, train stations, shops, parks, cafes, restaurants, and Flemington Racecourse. This sophisticated apartment epitomises the essence of modern living. Investment Highlight:- Leased long term to service apartment provider for \$1408 pcm. Lease is due to renew and rent to increase by end of 2024. Appraised new rent is \$1800 pcm.- Absolute ZERO vacancy! No letting fee or advertising fee needed.- ZERO MAINTENANCE cost!- Tenant pays for 70% of OC fee. Another \$1670 pa additional investment income!- High depreciation for great tax benefit.