

**3/16a Leonard Cresent, Ascot Vale, Vic 3032**

**Raine&Horne.**

**House For Rent**

Friday, 15 September 2023

3/16a Leonard Cresent, Ascot Vale, Vic 3032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Elena Errico  
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Leanne Bishop  
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**\$530pw**

Experience the ultimate urban lifestyle in this stunning two-bedroom unit nestled between the picturesque Maribyrnong River and the iconic Flemington Racecourse. Perfectly designed for modern living, this ground floor gem is now available for rent and promises a lifestyle of luxury and convenience. As you step into this apartment, you'll be greeted by an abundance of natural light, thanks to its bright and airy open living area with a nearly north-facing aspect. The adjacent courtyard is your private oasis, perfect for relaxing or entertaining. Both spacious bedrooms come with their own private outdoor spaces, ensuring you can savor the fresh air and tranquility right from your bedroom. The sleek kitchen boasts top-of-the-line modern appliances and elegant stone benchtops, making meal preparation a pleasure. It even includes laundry facilities, adding to your convenience. The bathroom is a masterpiece with floor-to-ceiling tiles, a stylish stone-topped, and a luxurious dual-head shower. You'll also enjoy the comfort of a split system air conditioner and the convenience of undercover parking for your vehicle. The prime location offers unparalleled convenience, as you'll be within walking distance to Ascot Vale West Primary School, the scenic Maribyrnong River Trail, public transportation options, Victoria University (Footscray Park), and Showgrounds Village. It's not just a unit; it's a lifestyle that combines comfort, connectivity, and a touch of elegance. Don't miss the opportunity to make this remarkable apartment your new home.