

**4/42 The Parade, Ascot Vale, Vic 3032**



**Apartment For Sale**

Monday, 17 June 2024

4/42 The Parade, Ascot Vale, Vic 3032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jerome Feery  
0424163803



Zach Sianos  
0405725156

## **\$500,000 - \$530,000**

One of only nine in the building, this light-filled apartment offers an excellent lifestyle or investment opportunity, ideally located in one of Ascot Vale's premier streets. Impeccably presented throughout, the ready-to-enjoy interior features two double bedrooms with built-in robes, both serviced by a stylish bathroom with a shower/tub combo and a separate WC. The versatile central living/meals area enhances the appeal, along with a contemporary kitchen complete with a dishwasher. Additional highlights include internal laundry facilities, durable tiled floors, a secure foyer with intercom, and an undercover parking space (on title) at the rear. With Union Road's shops, cafes, bars, and restaurants just around the corner, it's also close to Rothwell Park and Ascot Vale Station, as well as schools, childcare facilities, and easy access to major shopping centres in the area.