

**4/44 Ascot Vale Road, Flemington, Vic 3031**

**Nelson Alexander**

**Apartment For Sale**

Tuesday, 19 March 2024

4/44 Ascot Vale Road, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **Auction \$350,000 - \$385,000**

One of only six in the building, this upstairs apartment is set to impress with its quality renovations, abundance of natural light and prime position close to everything that counts. Currently enjoying a healthy rental return, the well-presented interior comprises two double bedrooms (both with built-in robes) and stylish central bathroom with shower/tub combo and floor-to-ceiling tiles. Adding to the appeal is an open-design living/meals area adjoined by a sleek modern kitchen complete with tiled splashbacks, stainless-steel cooking appliances and dishwasher. Other features include panel heaters to both bedrooms, hard-wearing hybrid floors and internal laundry facilities, shear and block-out-blinds for all windows, plus a secure foyer with intercom and undercover off-street parking space (accessed via Edinburgh Street). Moments from Coronet Park, local buses, trams and the iconic Flemington Racecourse, it's also close to Newmarket Station, shops and supermarkets, popular cafes, bars and restaurants, as well as easy access to Citylink. Currently rented to excellent tenant at \$415 pw until July 2024