

**416a/72 Ascot Vale Road, Flemington, Vic 3031**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 25 April 2024

416a/72 Ascot Vale Road, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **EOI \$680,000 - \$740,000**

Lux living with vivid views Set well back from the street, this fourth-floor apartment in THE ASCOT is set to impress with its long list of features, sweeping city views and five-star residents' facilities to enjoy. Filled with natural light, the on-trend interior showcases two generous bedrooms with mirrored robes complemented by a private master ensuite and stylish main bathroom – both with quality fittings and fully-tiled showers. Flanked by floor-to-ceiling windows, the open-plan living/meals area is further enhanced by a sleek stone-bench kitchen complete with soft-close cabinetry, ample storage, AEG cooking appliances and integrated dishwasher. Step outside to discover a wonderfully wide undercover balcony to relax or entertain while taking in the stunning city vista, plus a secure entrance foyer, lower-level parking space and storage cage. The Ascot's world-class amenities are also yours to take advantage of including gymnasium, yoga garden, cinema and amazing games room, as well as EV charging (fees apply), car washing and dog washing facilities. A short stroll to Coronet Park, local buses, city-bound trams and 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.