

**5 Aspect Avenue, Ascot Vale, Vic 3032**

**Nelson Alexander**

**House For Sale**

Wednesday, 22 November 2023

5 Aspect Avenue, Ascot Vale, Vic 3032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Charlie Barham  
0400507688



Angus McPherson  
0404624202

## **Auction \$1,100,000 - \$1,200,000**

Part of the exclusive Enclave development, this luxurious three storey home with incredible views over the sprawling Walter Street Reserve Park and its serene wetlands epitomises the essence of contemporary hassle-free living. With its prime riverside location and great design, it features ample accommodation including four double bedrooms (main with a large balcony, ensuite and walk in robe plus the ground floor bedroom with a semi ensuite), a study alcove and family bathroom with separate bath and shower. On the mid-level there is an expansive open plan kitchen, dining and living area linking to a large alfresco terrace overlooking the leafy parklands. Well-equipped the quality kitchen includes Smeg appliances, freestanding island bench/breakfast bar and butler's pantry. Other notable features include double remote garage with internal access, separate laundry, ducted heating/refrigerated cooling, matte finish oak flooring, storage, and alarm. In an idyllic location it is close to Maribyrnong River trails and parklands, Riverside Golf Course, trams, schools, Union Road shops and cafes, and easily accessible to the CBD and Highpoint Shopping Centre.