

**9/32 Fisher Parade, Ascot Vale, Vic 3032**

**Rendina**

**Townhouse For Sale**

Tuesday, 11 June 2024

9/32 Fisher Parade, Ascot Vale, Vic 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$820,000 - \$880,000**

There are not many things more iconically Melbourne than heading to The Show or Flemington Races, and this light-filled townhouse - in a secure complex just steps to the river - is perfectly positioned to enjoy this and more! Spanning two levels and offering plenty of space and low maintenance appeal, the home is one to capture the attention of young families and investors in equal measure. • The ground floor is open plan and free-flowing and offers a living and dining zone that connects with the bright kitchen offering granite benchtops and stainless steel appliances. • Outside, the alfresco area wraps two sides of the property to provide areas of both shelter and sun, ensuring there is somewhere comfortable whatever the weather. • Three carpeted bedrooms including an ensuite master are a sought-after drawcard, they each offer fitted storage, the master with walk-in robes, while balconies off two rooms allow a flow of fresh air. • Families will love the additional living room upstairs perfect as a tv area or homework space. • A main bathroom upstairs and downstairs guest powder room are also offered together with a laundry and internal entry to the garage. • Ducted heating, multiple ceiling fans and split systems in both the living area and master bedroom ensure comfort throughout the year. • Metres to bus stops & Flemington Racecourse station, close to cafes and within easy reach of parklands plus the Riverside Golf and Sports Centre