

# 96 Ascot Vale Road, Flemington, Vic 3031

**Rendina**

## House For Sale

Saturday, 28 October 2023

96 Ascot Vale Road, Flemington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



Nathan Collyer  
0393816500

## Contact Agent

Online Zoom Auction - Thursday 14th December at 12.00pm Discover this brick veneer 60's home with all the advantages of a coveted Flemington address, presenting a world of opportunities for the discerning buyers. Whether you envision a complete transformation, expansion, or redevelopment (subject to council approval), this property is a canvas for your dreams, all on approximately 508sqm land. This home features three generously proportioned bedrooms, providing immediate comfort and a strong rental income stream while you ponder your future plans. The property boasts spacious, well-appointed living and dining areas, along with a renovated kitchen. The bedrooms surround a central bathroom that has also been tastefully modernised, flooding the space with an abundance of natural light and offering garden views. Furthermore, a convenient double garage stands as a testament to the pride of ownership that this home has enjoyed. This is not just a property transaction; it's an opportunity to breathe new life into a piece of history and should be claimed by the right buyer. A buyer with patience. A buyer with vision.

- Currently leased at \$620 per week
- 24/02/2024
- Land 508sqm
- Modernised kitchen
- Renovated bathroom
- Prominent and central location
- Walking distance to Newmarket station Showgrounds Village, Racecourse Road and Union Road shopping precinct