

**2/123 Epsom Road, Ascot Vale, VIC, 3032**



**Apartment For Sale**

Wednesday, 14 August 2024

2/123 Epsom Road, Ascot Vale, VIC, 3032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Unmatched Convenience.**

SALE BY SET DATE CLOSES MONDAY 9TH SEPTEMBER 2024 AT 5.00PM (UNLESS SOLD PRIOR)

This well-presented ground floor two bedroom unit offers exceptional convenience for effortless living. Enjoy easy access to Victory Park, Ascot Vale Leisure Centre, Ascot Vale Primary School, and Showgrounds Village, all while being a short walk away from the 57 tram for seamless city connections. Secure intercom entry will lead you to discover beautiful wide timber-style floors throughout, complemented by fresh paint, making it completely ready for you to move in or lease out. The generous living area features a panel heater, picture rails, and a tranquil outlook to a leafy courtyard garden. Adjacent to the living space is a bright kitchen and meals zone, equipped with a freestanding gas cooker for culinary adventures. Both bedrooms are comfortably zoned off the hall and come with built-in robes for ample storage. The central bathroom offers a shower over bath, laundry facilities, and a separate toilet. Additional features include access to a shared courtyard garden and secure undercover parking via a remote control gate. With scenic Maribyrnong River trails a short drive or bike ride away and Union Road's cafés and pharmacy just around the corner, this unit epitomises convenience right outside your doorstep.