

**4/47 EPSOM ROAD, Ascot Vale, VIC, 3032**



**Apartment For Sale**

Friday, 30 August 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Enjoy a Brilliant Mix of Style, Space and Serenity**

Set well back from the street, this villa (1 of only 5) integrates a generous layout with impressive enhancements to provide an idyllic easy-living environment of quality and convenience.

An ideal first home, investment or downsize opportunity, the home's pristine interior boasts two bedrooms with built-in robes both sharing a stylish bathroom with freestanding tub and separate WC. Filled with natural light, the versatile open living/dining area adds to the allure and is adjoined by a contemporary stone-bench kitchen with soft-close drawers, double dishwasher and Bosch cooking appliances. Along with new carpets and floors, this vibrant villa also includes ducted heating/refrigerated cooling, additional ceiling fans (x3) and plantation shutters all-round, plus a lock-up garage and large low-maintenance courtyard to enjoy.

Walking distance to Maribyrnong Road trams, Walter Street Reserve and riverside trails, it's also close to Union Road shops and eateries, local schools and leisure centre, as well as easy access to Ascot Vale Station and both Showground Village and Highpoint shopping centres.