

**1/22 Epsom Rd, Ascot Vale, VIC, 3032**



**Townhouse For Sale**

Wednesday, 14 August 2024

1/22 Epsom Rd, Ascot Vale, VIC, 3032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Upscale Entertainer Brimming with Natural Light

A street-fronting standout with practicality placed at the fore, this exceptionally proportioned townhome promotes relaxed and refined living in Ascot Vale's ever-revered river district.

Its compelling stance augmented by a lush front garden, a smartly configured floor plan spans two impressive levels, with superb coverage of natural light heightening appeal to no end. Built-in robes enhance a considerable master and garden-viewing guest room, together served by a tasteful bathroom with bath, shower, and separate WC. A first-rate entertainer's domain enjoying sublime, all-day sun, combined upper living and dining zones neighbour a sleek, stone-top kitchen featuring stainless-steel appliances, with the substantial space flanked by a pair of broad terraces perfect for evening drinks and afternoon barbecues.

- Two-storey, street-fronting townhome in prestigious river setting
- Two substantial bedrooms, a smart bathroom, and fitted study area
- Sublime upper level comprising living, dining, kitchen, and two terraces
- Heating/cooling, video intercom, and garage with integrated laundry
- Steps to river trails, parks, city trams, Showgrounds Village, and vibrant Union Road

With a fitted, multi-user study station ensuring unmatched utility for today's home professional, highlights include ducted heating/cooling, ducted vacuum, a video intercom, and remote-controlled garage with internal access and an integrated laundry. Central to a brilliant assortment of coffee and brunch spots, bars, restaurants, shops, and lifestyle allures, the home sits steps from Showgrounds Village, effervescent Union Road, Flinders Street-bound 57 trams, Fairbairn Park's open expanses, and the idyllic trails lining the nearby Maribrynong, while near trains, schools, Highpoint, and Puckle Street.