

**3/63 Crown Street, Flemington, Vic 3031**

**Nelson Alexander**

**Townhouse For Sale**

Sunday, 23 June 2024

3/63 Crown Street, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **Auction \$770,000 - \$840,000**

Perfectly positioned directly opposite the open spaces of Coronet Park, this modern townhouse is set to impress with creative design elements, quality features and profusion of natural light throughout. Complete with its own street frontage and private entrance, the home's refined interior comprises two sizeable bedrooms (both with mirrored robes) complemented by a fully-tiled master ensuite and equally-stylish main bathroom. Further underlining its terrific floorplan is the inclusion of a versatile study/retreat and spacious open-plan living/dining area with high vaulted ceilings accompanied by a stone-bench kitchen complete with stainless-steel cooking appliances and dishwasher. Along with split-system heating/cooling (both levels), engineered timber floors and double-glazed windows, this trendy townhouse also includes a full-width front terrace with leafy outlook, plus an undercover parking space via remote-control gated driveway. Walking distance to Newmarket Station, Racecourse Road trams, Newmarket Plaza and Pin Oak Crescent cafes, it's also close to local schools and the iconic Flemington Racecourse, as well as easy access to Citylink.