

**317 Maribyrnong Rd, Ascot Vale, VIC, 3032**



**Townhouse For Sale**

Friday, 16 August 2024

317 Maribyrnong Rd, Ascot Vale, VIC, 3032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**Public In Room Auction Tues 10th Sept 6:00pm to be held at our office, 877 Mt Alexander Road, Essendon. To register your attendance contact the agent.**

Cutting edge perfection, Maribyrnong River locale.

Offering the pinnacle of premium lifestyle convenience with Maribyrnong River parklands, Union Road cafés, Highpoint and public transport on its doorstep, this ultra-modern town residence is simply beyond compare. Bathed in northern sunshine, the sublime living domain is a brilliant space flaunting solid European Oak parquet flooring, vaulted ceilings, gas fireplace, concealed electric blinds and banks of double-glazing. Revealing a wide balcony where park, water views and city glimpses create an indelible backdrop when entertaining. While a private deck and garden provides additional opportunities for relaxation and alfresco dining. The kitchen is first class, with 90cm Smeg induction cooktop, oven, dishwasher, stone benches, bar and sleek cabinetry. Zoned for comfort and convenience, the bedrooms all boast built-in-robos. Two share a designer-inspired bathroom. The main enjoys fully tiled ensuite with rain shower. Superbly appointed with meticulous attention-to-detail, it features eye-catching curves, bespoke timber accents, luxe sheers, powder room, laundry with a chute, heating/cooling, 3000ltr tank, intercom and automatic, internally accessed double garage with workshop/storage areas. Zoned for Maribyrnong College, near Puckle Street, riverside cafés, Aberfeldie Park and minutes to the CBD.

Please register your interest and intention to bid at our scheduled auction. This auction will be conducted onsite and online. You can register directly with our listing agent.