

8/21 Ascot Vale Road, Flemington, Vic 3031



Unit For Sale

Wednesday, 10 July 2024

8/21 Ascot Vale Road, Flemington, Vic 3031

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Max Marcialis
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Joseph Luppino
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\$430,000 - \$450,000

Nestled within a well-maintained boutique development of only 9 units, this quality home, once finished, will offer a luxurious, low-maintenance lifestyle in a popular location. This two-storey residence features an extremely versatile floor plan, presenting an excellent opportunity for buyers looking to customize their dream home.

Ground Floor:

- generous open living/dining area bathed in natural light
- generous North-facing terrace, perfect for entertaining
- separate powder room
- split system heating and cooling unit

First Floor:

- 2 exceptionally sized double bedrooms, both with split system heating and cooling units; one with a walk-in robe and the other with built-in robes
- light-filled central bathroom

Additional Features:

- undercover car park with storage cage
- security entrance with lift access
- abundance of storage

Perfectly positioned within walking distance to all amenities and public transport, Flemington Racecourse, Melbourne Showgrounds, and only 5km from the CBD.

- 800m from Showgrounds Station
- 800m from Newmarket Station
- 900m from Newmarket Plaza
- 1.3 km from Ascot Vale West Primary School
- 1.2km Kensington Primary School
- 1.4km from Mount Alexander College

This property, though requiring some renovation work, is a must-see for anyone looking to invest in a high-potential residence in a prime location.