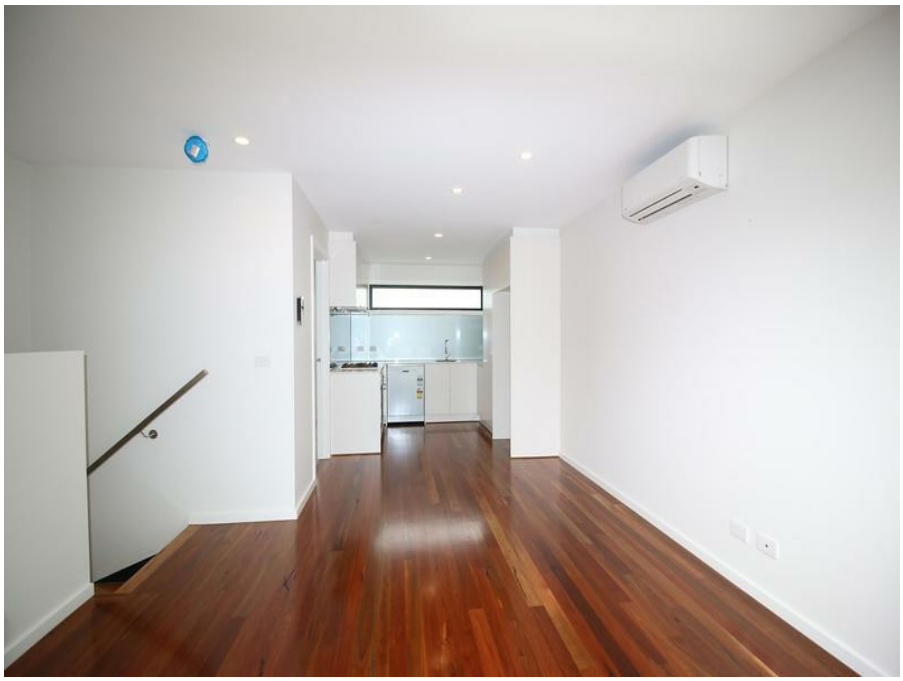
**First National Rickdale Real Estate**
18 Puckle Street,
Moonee Ponds Vic 3039

## 5/146 Ascot Vale Rd, Flemington, VIC 3031

**Leased - $600**

Townhouse 2 2 1















# Great Modern Townhouse

Finished to exacting specifications with no expense spared, this is sure to impress anyone. Here is an opportunity to raise your standard of living to a level of unsurpassed luxury and class inside this glamorous townhouse.

Exquisite finishes, meticulous presentation and a sophisticated sense of style are the three pillars on which this six star energy rating home is built upon, channeling a character of upmarket luxury in a location that's central to the finest lifestyle assets.

Comprising of:
- Two large carpeted bedrooms, one on the ground floor and both with ensuites and BIR's
- State of the art open plan gourmet two-pack Kitchen with Meals/living areas
- European laundry
- Single carport with remote control for main entry
- North facing balcony with high fencing for privacy
- Additional small court yard

The array of premium extras include double glazed doors and windows, high quality solid hardwood floorboards with natural features, Smeg appliances, Led down-lights, split system heating & refrigerated cooling, stone bench-top, glass splash-back, rain water tank, secure entrance, video intercom, and so much more!

Paces from the Flemington racecourse and the show grounds, close to the Ascot Vale and St Bernard's primary schools, and outstanding shops and cafes. It's the ultimate in lock-up-and-go sophistication in the ultimate location. Make your enquiryntoday!

**Open for Inspection**

By Appointment.

**Listed By**
Abdel Elagaty

Listing Number: 2545463

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.