




**405/2 Mascoma St, Ascot Vale, VIC 3032****Sold - 4/03/2022**Apartment 2  1  1 

## Beautiful Boutique Apartment with Attractive Northern Views

Enjoying an exceptional position in a boutique block with stunning northern views, this top level, highly polished brand new apartment in the "Royal Ascot Residences" promises an ultra modern and convenient lifestyle the envy of many.

### Open for Inspection

By Appointment.

Spacious, bright, floor plan, bathed with natural sunlight this incredible opportunity features magnificent lightly coloured flooring and a flawless open plan living, dining and stunning kitchen. Incorporating stone benches and high-end Miele appliances including a built-in gas cooktop, range hood, under-bench oven and dishwasher, plus a feature Island bench and breakfast bar, the kitchen is an absolute standout.

Two northern facing bedrooms both with towering mirrored built-in robes and central heating and cooling provide a relaxing separate, space apart from the living and kitchen.

A fashionable bathroom, conveniently located opposite both bedroom doors with matching stone vanity, a walk-in shower and a European laundry matches the contemporary tones and exquisite finishes experienced throughout.

Multiple towering portrait style sliding doors off the living area provide a sensational private outdoor experience bathed in sunlight and greenery from an informal planter box, provides the perfect place to entertain friends and family while admiring the unparalleled northern views.

Features include,

Ducted heating and cooling, a convenient European laundry, led down lights, one secure car park and generous storage cage are valued additions to this complete apartment package in this convenient, well sought after location.

The Royal Ascot was designed with its residences lifestyles in mind a feature to experience is the amazing garden space with an undercover sitting area equipped both with fireplace and a barbeque a relaxing retreat from a busy day.

On the doorstep Mt Alexander Rd shopping, Woolworths, cafes, restaurants and trams, Ascot Vale Train Station, Moonee Ponds Central Shopping and equally Newmarket Plaza Centre, with great connection to Mt Alexander Road, Pascoe Vale Road, Maribyrnong Road, City Link, Melbourne Airport and the Melbourne CBD, this is a ultramodern and well positioned opportunity, too good to miss.

### Listed By

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