



#### 4/9 Sandown Road Ascot Vale VIC

3 2 2

Moments to Showgrounds Village and Union Road cafes, this beautifully presented, three bedroom, two bathroom townhouse, one of only five, offers new buyers and investors comfort, security and convenience. A delightful open living domain (split system) spills to a private courtyard which requires little maintenance. Together with a sleek modern kitchen boasting stone bench tops, glass splashbacks and a full complement of Smeg appliances, entertaining will be inspired. Three double bedrooms are all completed with BIRs and split system air conditioning units, the master also boasting an intimate balcony. A contemporary bathroom on each level assures ultimate convenience, both presenting stone topped vanities and heated towel rails, one also with bath and separate shower.

Additional noteworthy features include undercover parking for two vehicles, storage cage, European laundry plus secure gated entry.

**Price** : \$ 690,000

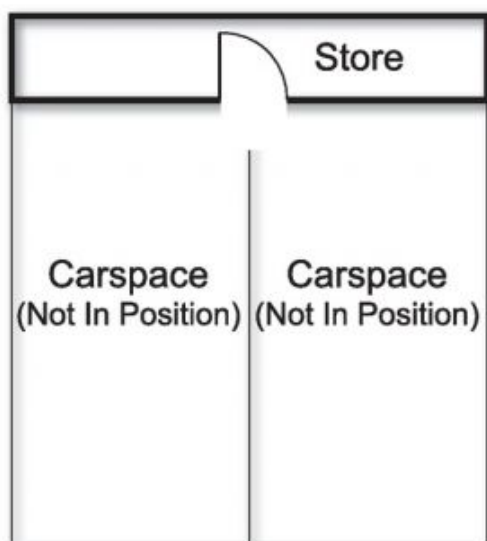
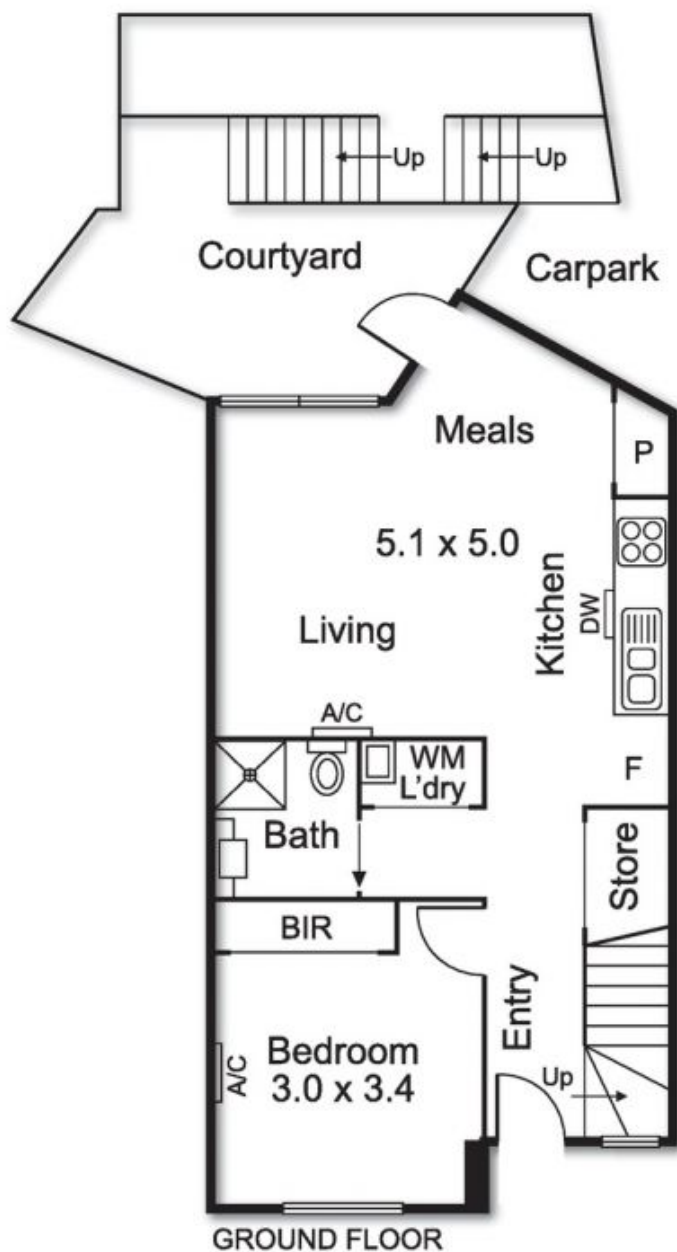
**View** : <https://www.alexkarbon.com.au/sale/vic/north/as-cot-vale/residential/townhouse/6208942>



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Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.