



**1/9 Sandown Road Ascot Vale VIC**

4 3 2

Luxurious dimensions, inclusions and a coveted location combine to create the utmost in easy modern living with this architecturally designed four bedroom, three bathroom residence. In a boutique block of only five, its crowning glory is a sun-filled wraparound terrace opening from large open plan living, dining spaces and Smeg kitchen showcasing stone island, benches and abundant storage options. Spanning two levels are four bedrooms with built-in-robos, including a large master featuring ensuite and shared balcony access. Additional highlights comprise separate bathroom/stone vanities on each level, large laundry/under stair storeroom, split-system units, secure intercom entry, intimate courtyard and automated access to basement car park with two car spaces/storage unit. With Flemington Racecourse, Melbourne Showgrounds, vibrant Union Road cafés, shops, Highpoint, city trams, Ascot Vale station, buses and CityLink all nearby.

**Price** : \$ 805,000

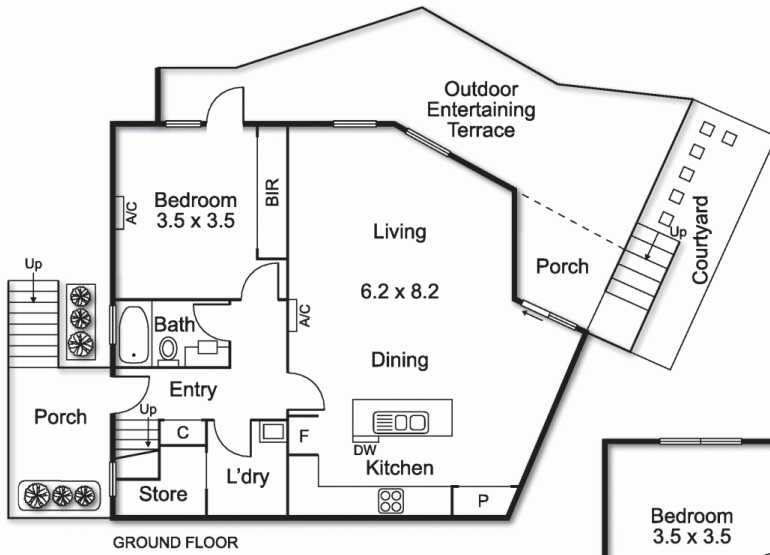
**View** : <https://www.alexkarbon.com.au/sale/vic/north/as-cot-vale/residential/townhouse/6208996>



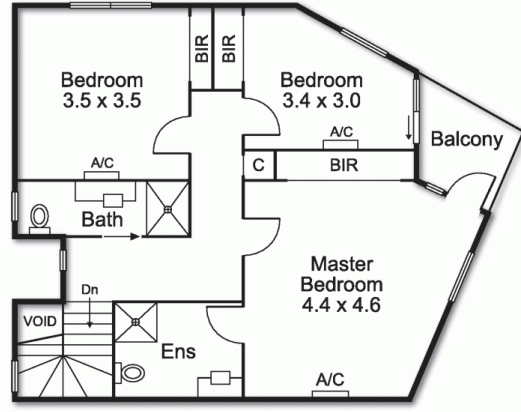
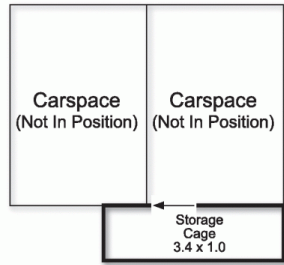
**Alex Puglia**  
03 9326 8883



**Charles Bongiovanni**  
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GROUND FLOOR



FIRST FLOOR



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.