



### 3/16A Leonard Crescent Ascot Vale VIC

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Nestled between the glorious Maribyrnong River and Flemington Racecourse, this brand new, ground floor, two bedroom apartment will delight new buyers, downsizers and investors. A bright, near northerly aspect illuminates the open plan living domain and an adjoining courtyard while each of the double bedrooms also boast private, intimate outdoor space. A full complement of modern appliances and elegant stone bench tops are highlights in a sleek kitchen which also incorporates laundry function. Equally impressive, the bathroom features floor to ceiling tiles, stone topped vanity and a dual head shower. There's also a split system air conditioner and undercover parking. Walking distance to Ascot Vale West Primary School, the Maribyrnong River Trail, public transport, Victoria University (Footscray Park) and Showgrounds Village, it promises a lifestyle of comfort, convenience and connectedness.

**View :** <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/apartment/6209398>



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Undercover  
Carspace  
(Not In Position)



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.