



11 River Avenue Ascot Vale VIC

5 2 2

Perched atop the always-coveted Whisky Hill, this residence's distinctive style and spacious dimensions confirm that its family spaces strike out far above and beyond the norm. The uniquely alluring floorplan create the ultimate entertainer's environment with a series of alfresco showpieces that cater for any and every occasion - most memorably, the sunroom-style lounge that profiles soaring pitched ceilings and gas log fireplace though a lofty dining terrace, luxury swim spa and lush garden patio below make the competition well-contested. Within the floorplan flows uninterrupted through lounge and dining zones to kitchen where induction cooking and breakfast bar convey the quality while, upstairs, soaring parkland and river views form a stunning backdrop to family retreat. Every possible desire is not simply accommodated but anticipated through the design, offering a rare full suite of features including generous open office, formal study, abundant storage,

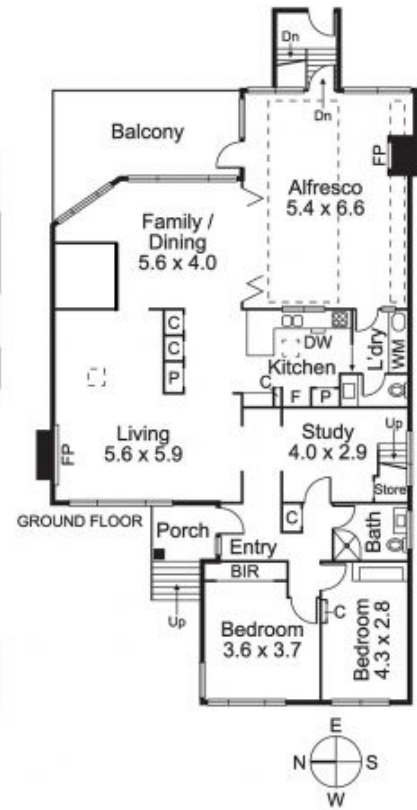
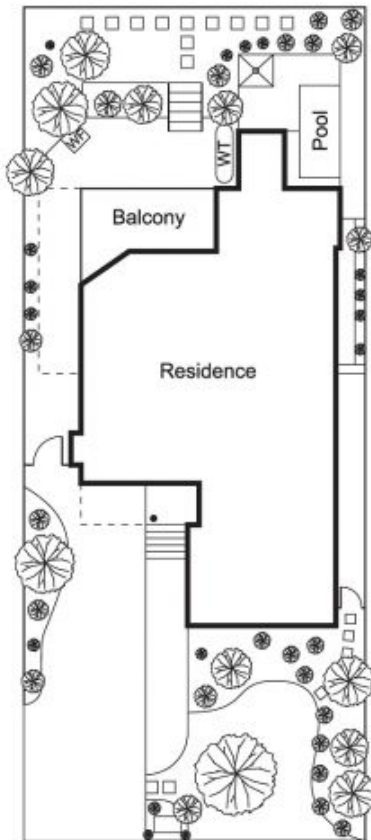
View : <https://www.alexkarbon.com.au/lease/vic/north/as-cot-vale/residential/house/6209646>



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Total Internal Area: 298 sqm (Approx.)

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.