



**285 Maribyrnong Road Ascot Vale VIC**

2 🛏 1 🚿 1 🚗

Situated just metres from the Maribyrnong's riverbanks and parklands, the immediate attraction of this residential space is amplified considerably by the breadth of scope for the future.

The shopfront offers a suite of options from which to select the next step: capitalise on the success of the existing laundrette arrangement, lease out and reap the rewards, or run your own business on the premises in an excellent work-from-home opportunity. With secure access from Maribyrnong Rd, the residence immediately establishes an inviting sense of comfort in its warm open plan dining and kitchen areas with the attractive accompanying living zone opening out to a generous courtyard draped in climbing grapevines. Two bedrooms, immaculate bathroom, air-conditioning and open fireplace all complemented by the brilliance of a secure resident's carport reached via rear right-of-way.

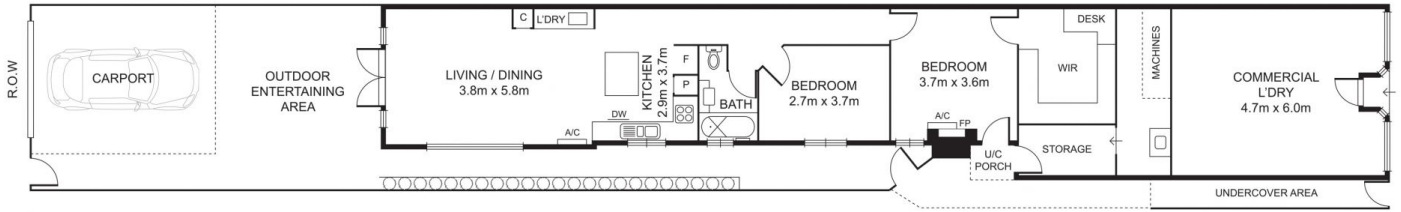
**View** : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6209655>



**Charles Bongiovanni**  
03 9326 8883



**Gianni Fazzari**  
03 9326 8883



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.