



**1/16A Leonard Crescent Ascot Vale VIC**

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Moments from three of Melbourne's iconic attractions - Showgrounds, Flemington Racecourse and the magnificent Maribyrnong River, this ground-floor apartment presents a boutique lifestyle/investment opportunity thanks to its modern style, premium inclusions and dual outdoor spaces to enjoy. Boasting its own private entrance, the refined interior comprises two bedrooms (large master) both with built-in robes complemented by an on-trend central bathroom with stone-top vanity, rain-head shower and floor-to-ceiling tiles. Adding to the allure is a versatile open-plan living/meals area accompanied by a sleek stone-bench kitchen with tiled splashbacks, Bosch cooking appliances and dishwasher. Filled with natural light, other fine features include split-system heating and cooling, internal laundry facilities, engineered oak floors and square-set ceilings with efficient LED downlights. Completing the picture is a private rear courtyard (from the

**Price** : \$ 490,000

**View** : <https://www.alexkarbon.com.au/sale/vic/north/as-cot-vale/residential/apartment/7137874>

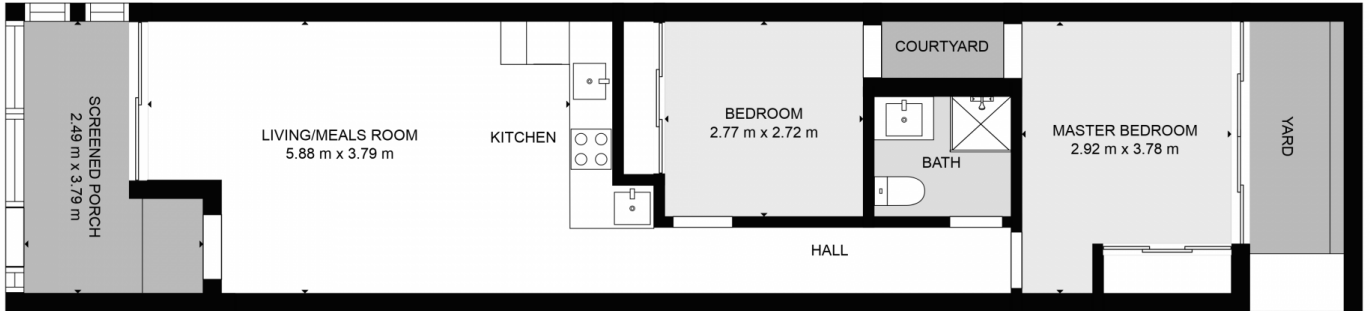


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1/16A LEONARD CRESCENT, ASCOT VALE



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

