

**\$379,999 - \$399,999** |  1  1  1

 1219/1 Ascot Vale Road FLEMINGTON VIC



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## 1 bedroom and separate study!

Owning a spectacular north-facing position on the 12th floor of the resort-inspired ONLY Flemington complex, this captivating 1 bedroom (plus versatile study) apartment is a sunlit showcase of impeccable style.

Spacious open-plan living and dining is underpinned by a stone-topped kitchen boasting a waterfall-edged breakfast bar and quality stainless-steel appliances including an integrated dishwasher. Floor-to-ceiling glass slides open to reveal a private undercover balcony, perfect for alfresco entertaining with sweeping neighbourhood views in the all-day warmth of northern sunlight. The apartment is further enhanced by an additional living space with the flexibility to use as a home office or nursery/second bedroom.

Come race day, enjoy exclusive access to entertainment pods with a built-in BBQ, fridge and uninterrupted views of the Flemington track. The unrivalled amenities also include an infinity pool, a fully equipped gym, shared lounge and dining rooms, and so much more!

- 1 large, light-filled bedroom with built-in robes
- Fully tiled bathroom
- Concealed laundry
- Split-system heating/cooling
- Double glazing
- Roller blinds
- Lightly toned timber flooring
- Recessed down-lighting
- Secure undercover car park plus storage unit
- Concierge service in a plush foyer

Stroll to supermarket choice, crowd-pleasing cafes, local buses, the world-famous racetrack and city-bound trains and trams with easy CityLink access to the CBD. This one is sure to impress!

For more information, please contact Shawn White today.

### Disclaimer:

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**Shawn White**

*State Sales Leader - Licensed Estate Agent, VIC*

shawn.white@little.com.au

0425 335 034

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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.