

**\$540,000 - \$560,000** |  2  2  1

 618/1 Ascot Vale Road FLEMINGTON VIC



**\$540,000 - \$560,000**



2



2



1



📍 618/1 Ascot Vale Road FLEMINGTON VIC

## Resort-style wow factor!

An ultra-stylish illustration of design-driven quality, this stunning 2 bedroom, 2 bathroom apartment is an elevated showpiece with breathtaking views running the length of the Flemington straight.

Sunlit and spacious open-plan living and dining pivots a stone-topped kitchen with an inviting island bench and high-end appliances including an integrated dishwasher. Owning a prime setting on the sixth floor of the resort-inspired ONLY Flemington complex, make a free-flowing connection with an undercover balcony overlooking the world-famous racetrack in the exact position where the Melbourne Cup takes flight.

Two levels of world-class amenities include an infinity pool, a fully equipped gym, shared lounge/dining and so much more. Entertain family and friends in corporate box-style pods with a built-in BBQ, fridge and uninterrupted track views. Imagine the fun when Spring Carnival hits town!

- 2 large and bright bedrooms with built-in robes, main with a private ensuite
- Luxe bathroom with mirrored cabinetry and floor-to-ceiling tiles
- Euro-style laundry
- Lightly toned timber flooring
- Split-system heating and cooling
- Double glazing
- Roller blinds and recessed down-lighting
- Undercover parking with an over-the-bonnet storage unit
- Secure intercom entry, high-speed lifts and a concierge

Venture downstairs and stroll to supermarket choice, crowd-pleasing cafes, local train stations and city-bound trams enhanced by easy access to CityLink. This one is sure to impress!

For more information, please contact Shawn White today.

### 3 x LITTLE THINGS WE LOVE

1. Flemington Racecourse  
Cross the road for race day excitement
2. The 57 tram route  
City bound trams on your doorstep
3. Newmarket Railway Station  
Short stroll to Zone 1 trains

#### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the

**\$540,000 - \$560,000**

2

2

1



618/1 Ascot Vale Road FLEMINGTON VIC

accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.



**Anthony Inglese**

*Senior Sales Consultant - Licenced Estate Agent, Auctioneer, VIC*

anthony.inglese@little.com.au  
0411 455 878



**Shawn White**

*State Sales Leader - Licensed Estate Agent, VIC*

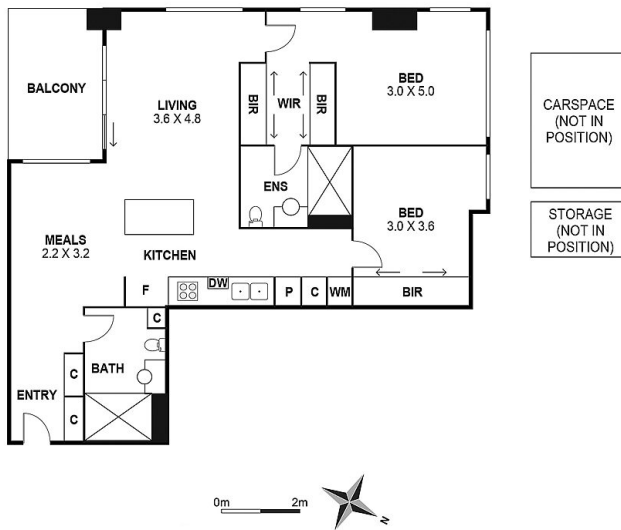
shawn.white@little.com.au  
0425 335 034

**\$540,000 - \$560,000**

2 2 1



618/1 Ascot Vale Road FLEMINGTON VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.