



2/1 River Avenue ASCOT VALE VIC

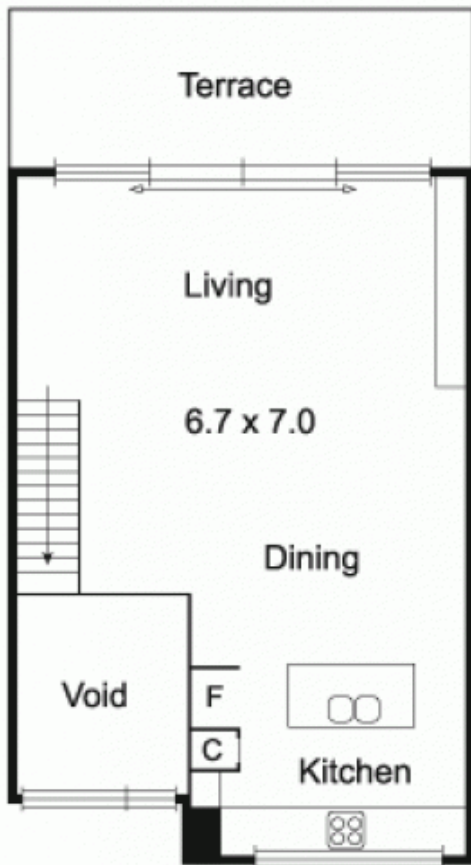
4 🚗 3 🚗 2 🚗

A truly unique opportunity with Spectacular River and golf course views, this impressive near-new home presents an exclusive city-edge lifestyle, moments from a host of recreational pursuits, riverside parks and trails. Beautifully appointed throughout, the light-filled interior features three double bedrooms/plus optional 4th bedroom, superb ensuite and main bathroom, gourmet kitchen with stone bench tops and all-Smeg appliances, spacious open-plan living/dining area leading out to a full-width entertainers' balcony with sensational views over the golf course to the Maribyrnong River. Other luxuries include split-system heating/cooling and polished hardwood floors, ducted vacuum, alarm and video intercom, full-sized laundry, plus a delightful rear terrace, internal access to double garage with an entry via Angler Parade.

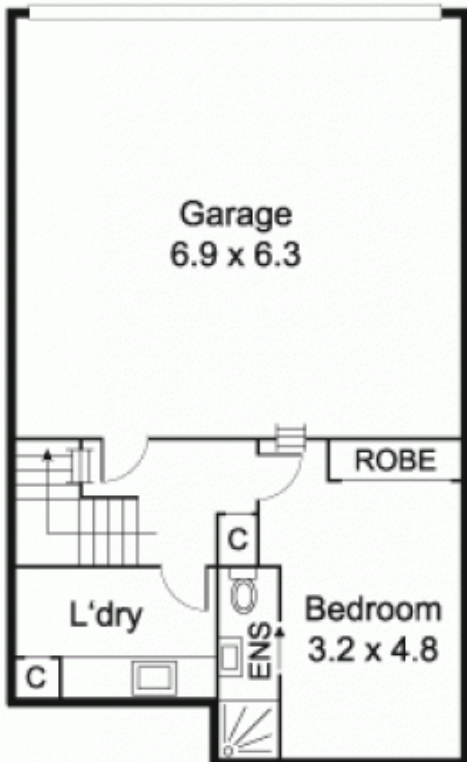
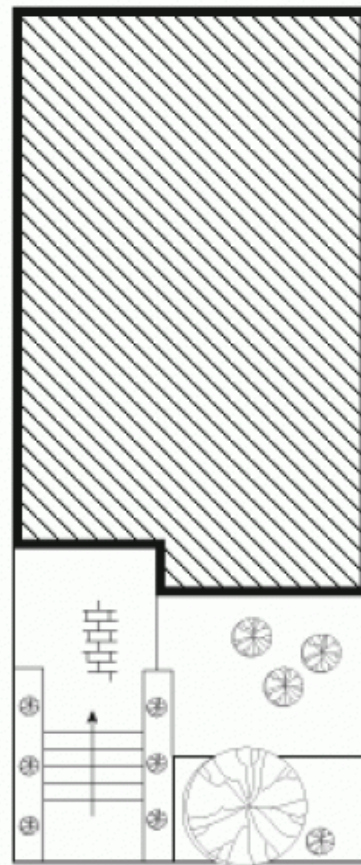
View : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6208454>



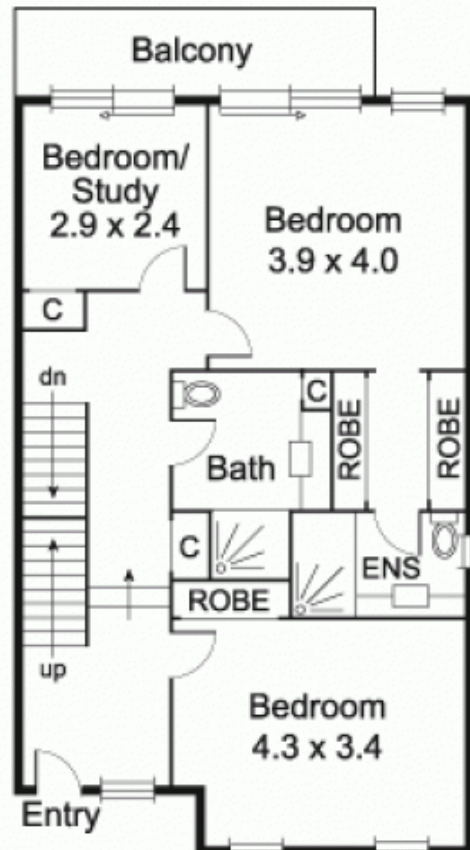
Charles Bongiovanni
03 9326 8883



First Floor



Basement



Ground Floor

This plan has been prepared for marketing purposes only. Please note that all measurements & angles are approximate only, so it is strongly advised that all interested parties should undertake their own investigation into the accuracy of the supplied information. No representations or warranties of any nature whatsoever are given or intended.