



**269 Mount Alexander Road ASCOT VALE VIC**

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Brilliantly designed, by award winning Bagnato Architects, this outstanding property spans three levels in the prominent Depot complex.

Presenting exceptional versatility, with both residential and commercial capabilities, it comprises two sophisticated bedrooms and a highly visible ground level office/retail space, with an adjoining kitchen and powder room, offering third bedroom/living zone conversion potential.

Inspired by industrial chic New York loft-style design, cutting-edge concepts feature throughout the smart open plan gourmet kitchen/dining area and light-filled living zone where large glass aspects spill onto a terrace with city views.

Showcasing granite counters, tinted-mirrored splashbacks and stainless steel Omega appliances, the kitchens are high-end.

Highlights include BIRS, luxury bathroom, split-systems,

**View** : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/house/6208568>



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GROUND FLOOR (EXISTING)

GROUND FLOOR (PROPOSED)



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.