



**2/41 Sandown Road Ascot Vale VIC**

3 1 2

Sporting contemporary prowess this impeccable one owner three bedroom residence is a compelling example of sophisticated low maintenance living. Nestled in a boutique complex of only three it provides a secure environment whilst just moments from the city's premier sports, entertainment and events precincts of Flemington Racecourse and Melbourne Showgrounds. Behind its handsome façade is a light filled entrance introducing generous open plan lounge, dining area, where glass sliders open to a decked alfresco with custom-built seating/storage, and central kitchen adjoining a second living/dining space which also spills to an easy care, fully landscaped courtyard. Showcased between living zones is a gourmet kitchen appointed with stainless steel Smeg gas cook top, under bench electric oven, dishwasher, sleek cabinetry and stone benches. A bright and airy upper level comprises study nook, powder room, pristine two way

**Price** : \$ 855,000

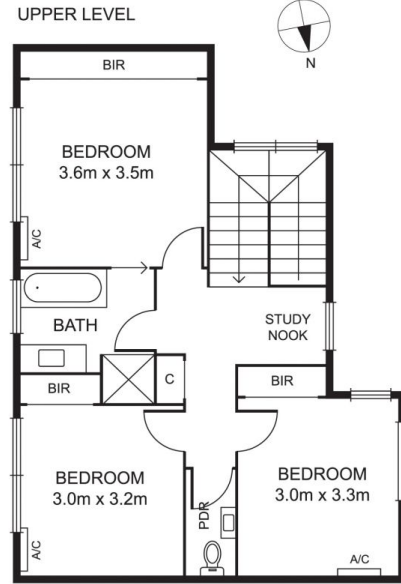
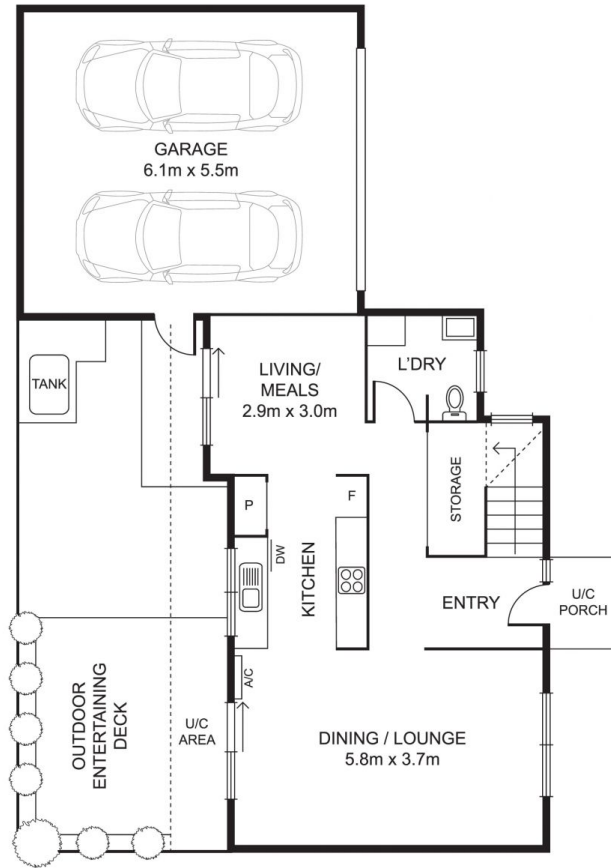
**View** : <https://www.alexkarbon.com.au/sale/vic/north/as-cot-vale/residential/townhouse/6208847>



**James Rapita**  
9326 8883



**Alex Puglia**  
03 9326 8883



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.