



**31A Moonee Street Ascot Vale VIC**

4 4 2

Showcasing exemplary design, superior finishes and high-end inclusions this brand new four bedroom, four bathroom showpiece residence is simply faultless. Exhibiting contemporary opulence, it comprises sophisticated lounge, palatial open plan living, dining zones and vogue kitchen framed by towering ceilings, American Oak Parquetry floorboards and floor-to-ceiling glass aspects. Perfect for relaxing, entertaining and dining alfresco, it features an all-weather zone, with fully integrated outdoor kitchen and timber decked courtyard. Displaying top of the range Smeg appliances the kitchen is sublime. Highlights include four queen size bedrooms, customised WIRs, lavish ensuites, study zone, luxe powder room, designer laundry, automated tandem garage with direct home entry and more. Exclusively located near Ascot Vale station, trams, shops, cafes, schools and CityLink. Landsize 401 m2 (approx.)

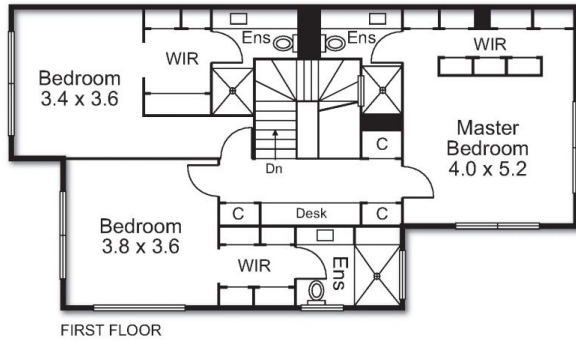
**View :** <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/townhouse/6208861>



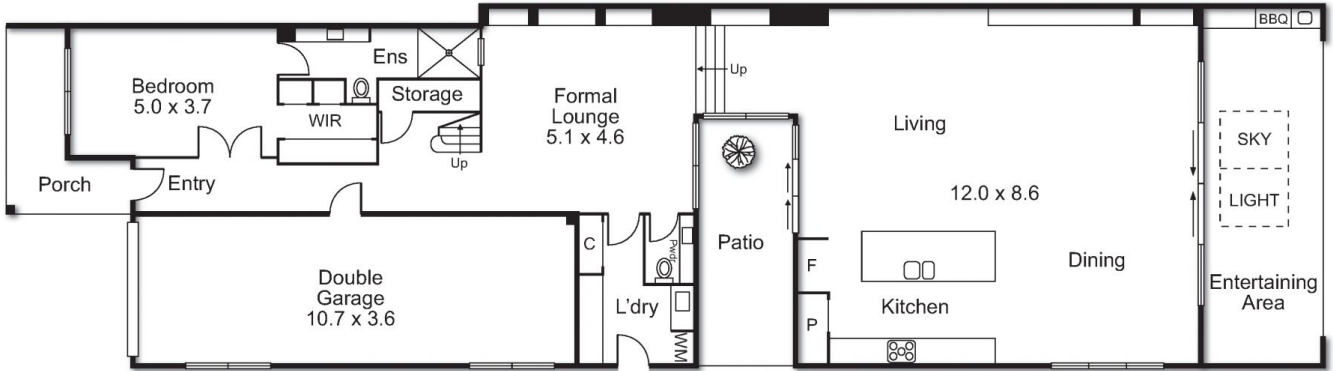
**Alex Puglia**  
03 9326 8883



**Charles Bongiovanni**  
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FIRST FLOOR



GROUND FLOOR

Total Internal Area: 31.5 Squares / 292 sqm (Approx.)

Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.