



**6/16A Leonard Crescent Ascot Vale VIC**

2 1 1

Nestled between the glorious Maribyrnong River and Flemington Racecourse, this brand new, two bedroom apartment will delight new buyers, downsizers and investors. A bright, near northerly aspect illuminates the open plan living and dining domain leading to an outdoor terrace. A full complement of modern appliances and elegant stone bench tops are highlights in a sleek kitchen which also incorporates laundry function, while each of the generous bedrooms contain built-in-robos. Equally impressive, the bathroom features floor to ceiling tiles, stone topped vanity and a dual head shower. There's also a split system air conditioner and undercover parking. Walking distance to Ascot Vale West Primary School, the Maribyrnong River Trail, public transport, Victoria University (Footscray Park) and Showgrounds Village, it promises a lifestyle of comfort and convenience.

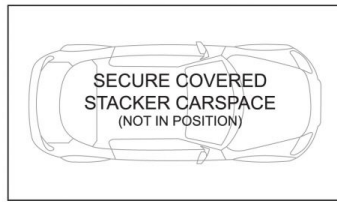
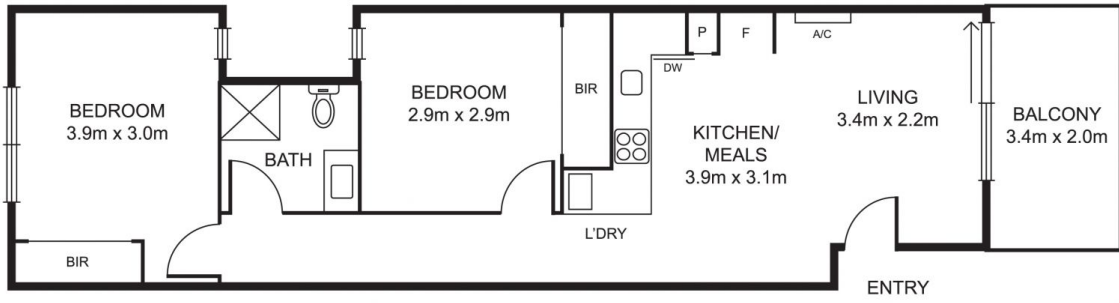
**View :** <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/residential/apartment/6209497>



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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.