

Modern Living!



For Lease

809/1 Ascot Vale Road, Flemington VIC 3031

 1  1

\$380 per week

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Open for Inspection: Saturday 19th of May at 09:30 AM - 09:45 AM

Please register to inspect this property. When inspection times are scheduled/changed or the property is no longer available, only those registered will be advised.

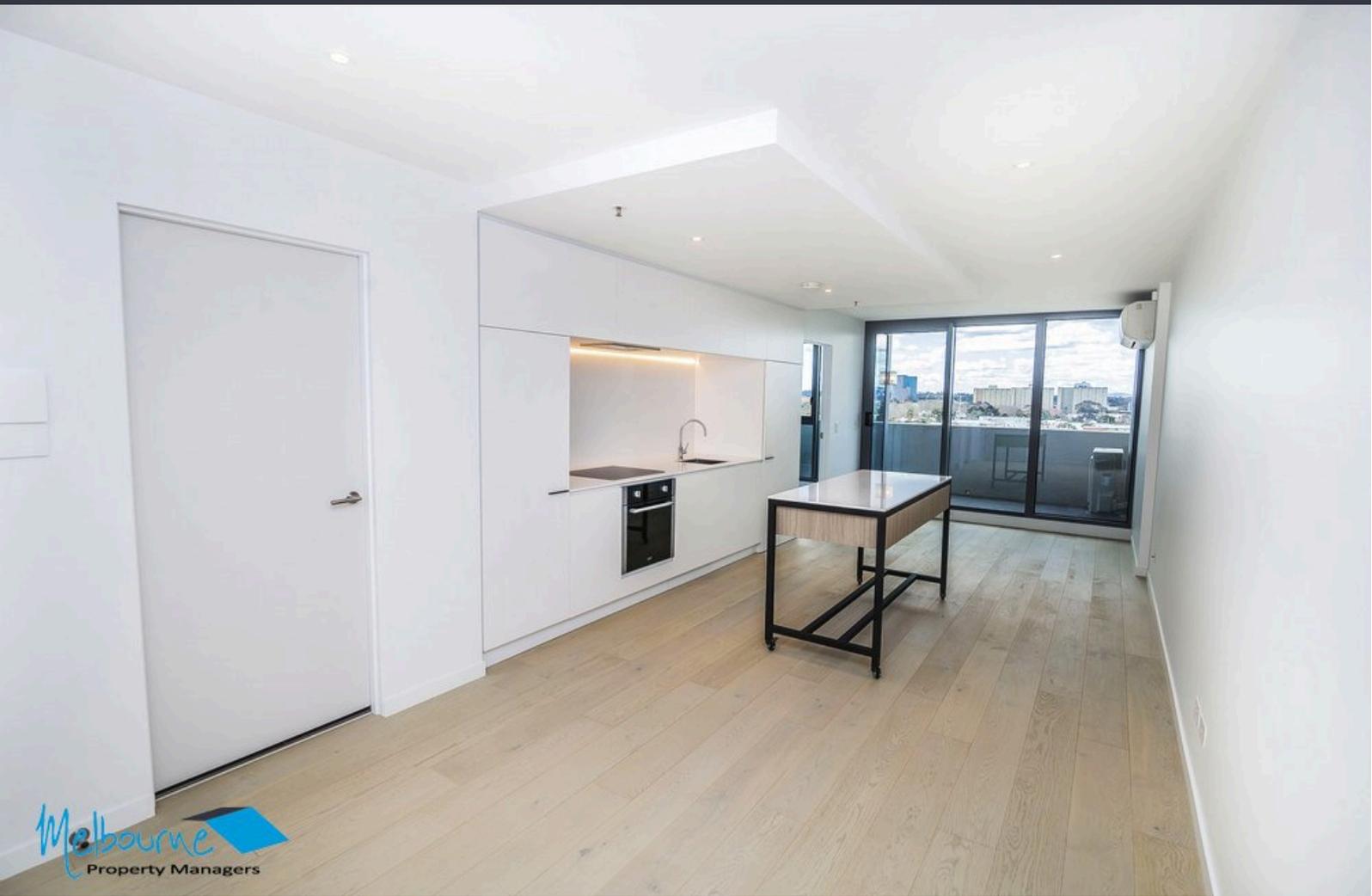
ONLY Flemington soars over its surrounds to capture expansive views of Melbourne, standing apart with a beautiful and timeless design. ONLY offers visionary shared spaces that set new benchmarks for inner city living.

Each lavish apartment has been personalized to impress, with Baumatic appliances in the kitchen, large carpeted bedrooms, double glazed windows opening on to an abundant sized balcony, beautifully designed bathrooms with a large shower and a European laundry. You can also stay warm in winter, and cool in summer with reverse cycle heating and cooling. One basement car spot and storage cage.

22 floors of luxury - This exclusive urban sanctuary contains a lounge and entertainment area that residents can share together with guests. A games ro...

A / REAL







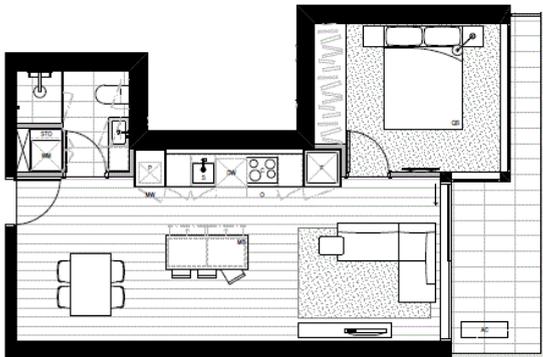
Melbourne  
Property Managers

**ONLY**

FLEMINGTON

ONLY ONE ASCOT VALE ROAD


 APARTMENT **809**



0 1m 2m 3m

KEYPLATE



KEY

- |   |   |
|---|---|
| AC Aircondenser   | O Oven  |
| C Cooktop   | P Partry  |
| DW Dishwasher   | S Sink  |
| F Fridge  | ST Built In Study   |
| L Linen   | STO Storage   |
| M Microwave   | QB Queen Sized Bed  |
| MB Moveable Bench   | WM Washing Machine  |
|  Built in Robe |  Tiles           |
|  Carpet        |  Timber Flooring |

ESTIMATED AREAS

INTERNAL	50 m <sup>2</sup>
EXTERNAL	9 m <sup>2</sup>
<b>TOTAL</b>	<b>59 m<sup>2</sup></b>

Revision A

Dimensions and areas are approximate and are subject to change. Internal measurements are taken from centreline of party walls and external face of the outside wall. Prospective purchasers must rely on their own enquiries and should refer to plans, terms and conditions in the contract of sale. External air conditioning condenser is in an indicative position and may be subject to change. Loose furniture, white goods and plant are represented are not included. CAYDON.

**CAYDON**  
A VERTICAL WAY OF LIFE

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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