

Impressive apartment,
exceptional views!



For Lease

1608/1 Ascot Vale Road, Flemington VIC 3031



\$330 per Week

For Lease

1608/1 Ascot Vale Road, Flemington VIC 3031



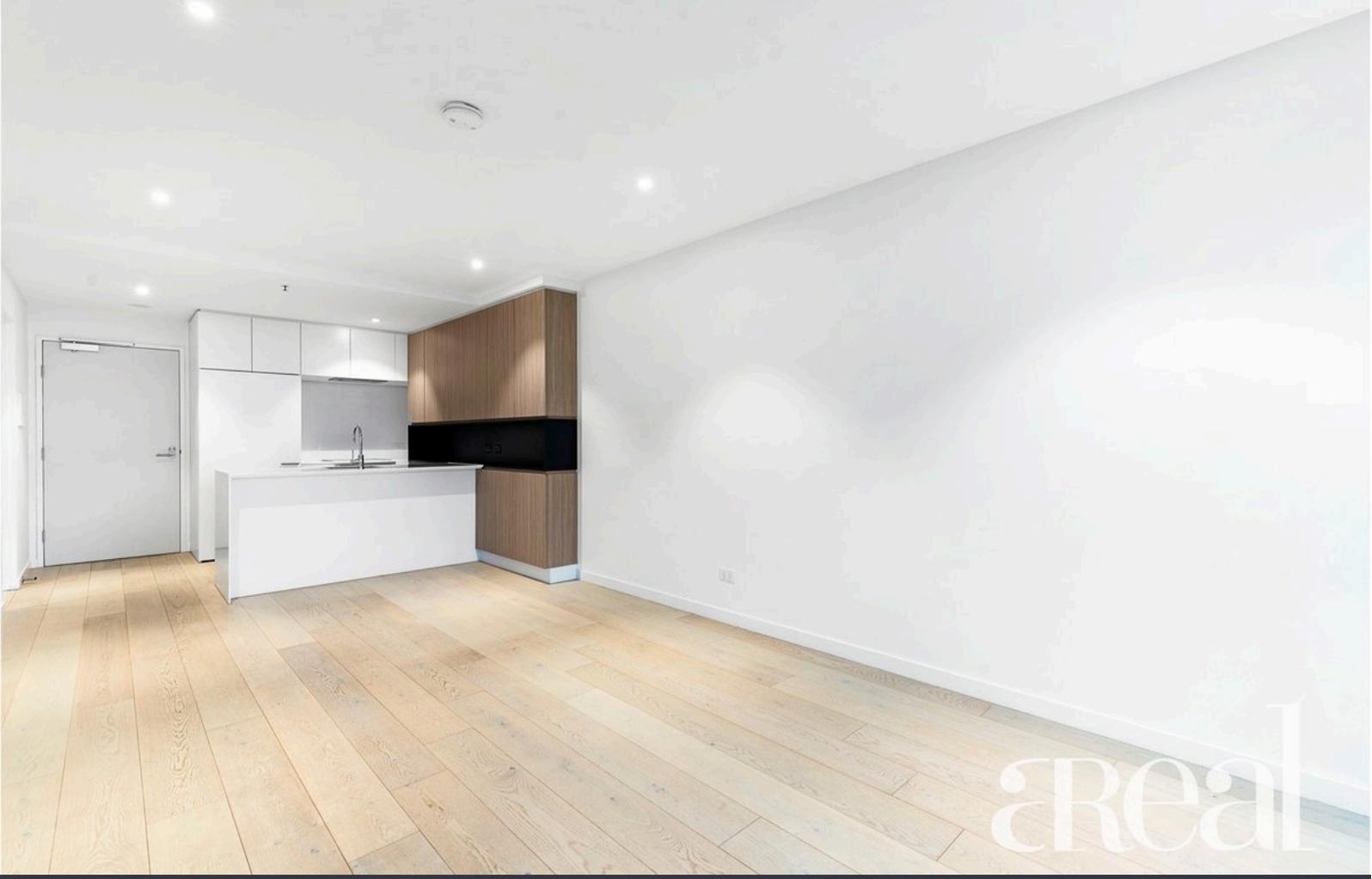
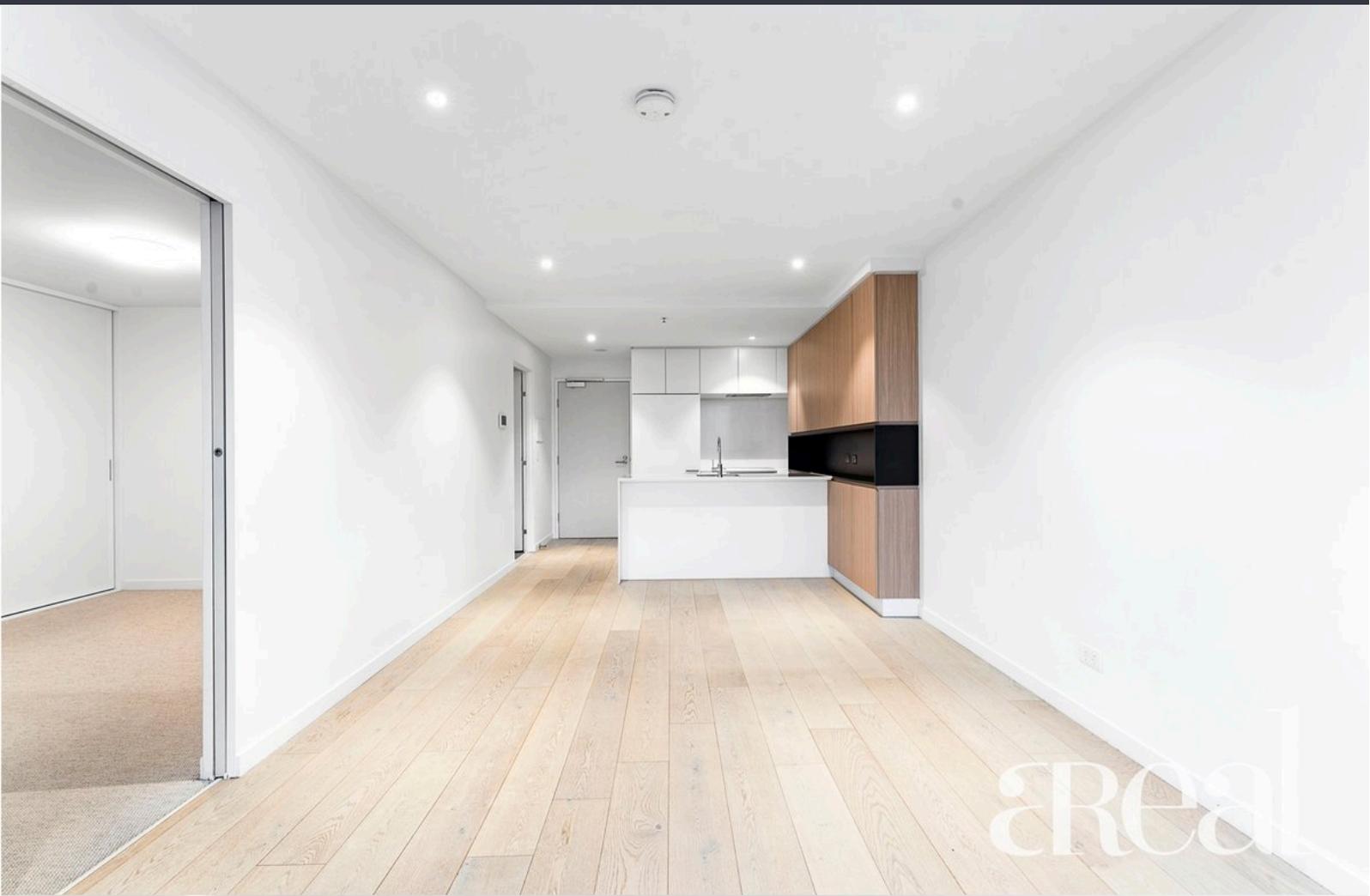
Impressive apartment, exceptional views!

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

Each lavish apartment is personalized to impress, with Baumatic appliances in the kitchen, large carpeted bedrooms, double glazed windows opening on to an abundantly 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.

A neighbourhood where everything is easy to reach - with access to all the best that Melbourne has to offer as a globally renowned city. Just like the rest of the city, Flemington has a rich authentic café culture and amazing hideaways and amenities.

You can find the 57 tram on your doorstep and the Newmarket Train Station just moments away – Surrounding suburbs include; Parkville, Ascot Vale and North M...





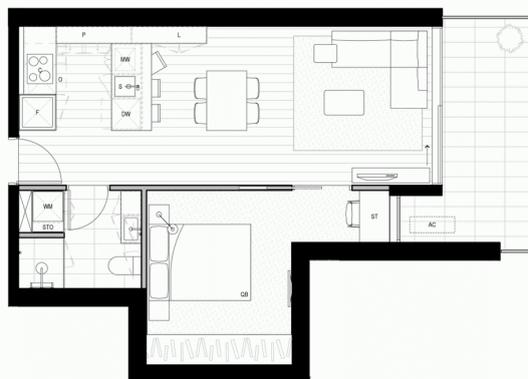


ONLY
FLEMINGTON

ONLY ONE ASCOT VALE ROAD

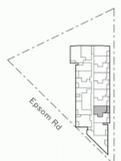


APARTMENT **1608**



0 1m 2m 3m

KEYPLATE



KEY

- | | |
|--------------------------|---------------------------|
| AC Aircondenser | O Oven |
| C Cooktop | P Pantry |
| 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 | Tile |
| Carpet | Timber Flooring |

ESTIMATED AREAS

INTERNAL	50 m ²
EXTERNAL	10 m ²
TOTAL	60 m²

Revision A

Dimensions and areas are approximate and are subject to change. Internal measurements are taken from centerline 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 airconditioning condenser is in an indicative position and may be subject to change. Loose furniture, white goods and planters represented are not included. CAYD028.

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

info@areal.com.au