



**Exclusive River Precinct on Ascot Vales
Golden Mile - SOLD AT AUCTION**



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2 Kingston Ave, Ascot Vale

Auctioned for \$1,700,000 (Oct 12, 2024)

Located in the sought-after suburb of Ascot Vale, this property is opposite a large, waterfront park and enjoys easy access to local schools, cafes, a golf course and shopping precincts. It's a lovely nine-minute stroll to enjoy a day at Flemington Racecourse.

Commuting is effortless. With a bus stop across the road, you can be at Ascot Vale or Footscray station in 10 minutes – and at your CBD office in less than half an hour.

This stunning 3-4 bedroom, 3-bathroom home boasts a spacious layout and luxurious features and is perfect for those seeking a comfortable and stylish lifestyle.

This magnificent home is in the coveted, corner position at the highest end of beautiful, tightly-held Kingston Avenue. You will enjoy uninterrupted views of the river from your top-level living area and its large balcony and outdoor dining space.

As you enter, the foyer leads to the expansive ground floor living area, providing ample space for relaxation and entertainment. The modern kitchen is a chef's dream, equipped with high-end appliances, sleek countertops, and plenty of storage space.

The bedrooms are generously sized, offering comfort and privacy for the whole family. The master suite is a true retreat, featuring an ensuite with a luxurious bathtub and a separate

Property ID: L24347394

Property Type: House

Garages: 3

Land Area: 519.0 sqm

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shower. With a total of three bathrooms, mornings will be a breeze for everyone.

This property also offers the convenience of a 3-car garage, studio/home office or workshop, ensuring plenty of space for your vehicles and additional storage. The backyard is a private oasis, perfect for outdoor gatherings or simply enjoying some peace and tranquillity while tanning by the pool.

Don't miss out on the opportunity to make this stunning property your own. This is an investment that combines luxury, comfort and convenience. Contact us today to arrange a private inspection and secure your dream home at 2 Kingston Ave, Ascot Vale.



2 Kingston Avenue, Ascot Vale



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.