



Discover Urban Elegance: Your New York-Style Oasis Awaits!



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3/16a Leonard Crescent, Ascot Vale

Auction \$425,000 - \$465,000

Experience the ultimate urban lifestyle in this stunning two-bedroom ground floor unit, nestled between the picturesque Maribyrnong River and the iconic Flemington Racecourse. Perfectly designed for modern living, this gem offers an incredible opportunity for first home buyers, savvy investors, and those looking to downsize or secure a city pad.

Property Highlights:

Private Entrance: Enjoy the luxury of your own private entrance, offering both convenience and exclusivity.

Bright & Airy: Step into a sunlit open living area with a nearly north-facing aspect, filling the space with natural light.

Outdoor Oasis: The adjacent courtyard is perfect for relaxation or entertaining, providing your own slice of tranquillity. The rear wrap around courtyard includes a built-in BBQ area, comfortable seating, a space saving fold down bar and a retractable clothesline for added satisfaction.

Spacious Bedrooms: Both bedrooms come with private outdoor spaces, allowing you to enjoy the fresh air right from your room.

Property ID: L28386857

Property Type: Unit

Garages: 1

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Modern Kitchen: Featuring top-of-the-line appliances and elegant stone benchtops, making meal prep a pleasure. Includes laundry facilities for added convenience.

Stylish Bathroom: A masterpiece with floor-to-ceiling tiles, a sleek stone-topped vanity, an electric heated towel rack and a luxurious dual-head shower.

Comfort & Convenience: Stay comfortable year-round with a split system air conditioner and enjoy the security of undercover parking.

Prime Location:

Walking distance to Ascot Vale West Primary School

Close to the scenic Maribyrnong River Trail

Convenient public transportation options nearby

Proximity to Victoria University (Footscray Park)

Minutes from Showgrounds Village

This unit isn't just a home; it's a lifestyle that combines comfort, connectivity, and a touch of New York-style elegance. Priced to sell, this is a fantastic opportunity you won't want to miss!

"Experience New York-style funky living in Ascot Vale! This ground floor 2-bedroom unit with private entrance is perfect for first home buyers, investors, and downsizers. Priced to sell-don't miss out!"