

Property Profile

7B Langs Road, ASCOT VALE



Features owners like

- Whiskey Hill location
- 4 large bedrooms with built in robes
- Newly carpeted throughout
- Close to a range public transport
- Close to Maribyrnong River and walking trails
- Substantial outdoor and entertaining spaces
- Two separate living areas
- Lock up garage and additional car space
- Convenient floor plan

Landmarks in the area

- Melbourne Showgrounds
- Maribyrnong River and running trails
- Flemington Racecourse

Public Transport

- Flemington Racecourse Railway Station
- Showgrounds Railway Station
- Epsom Road Tram

Shopping/Restaurants

- Epsom Road Shops & Cafes
- Highpoint Shopping Centre
- Epsom Road Restaurants

Schools/Colleges

- Ascot Vale West Primary School
- St Mary's Primary School
- Kensington Community High School
- Ascot Vale Primary School
- Kensington Primary School
- Victoria University
- Footscray North Primary School

Size: 145sqm approximately

Potential Rental Income: \$570-\$600 per week

Ascot Vale Median House Price: \$1,255,000 (June quarter 2017)

Water Rates: \$662.49 per annum approximately plus usage

Mooney Valley City Council: \$1550.05 per annum approximately

Private Sale \$880,000

Settlement: 30/60 days preferred

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