

Property Profile

7/123 Epsom Rd, Ascot Vale



Features owners like

- Premium location, close to schools, public transport and shops
- Secure intercom access
- Undercover car park
- Loads of natural light throughout
- Floating floor boards
- Laundry facilities available in bathroom
- Spacious rooms with large windows

Landmarks in the area

- Highpoint Shopping Centre
- Ascot Vale Library
- Victory Park
- Maribyrnong Park
- Riverside Golf & Tennis Centre
- Melbourne Showgrounds
- Flemington Racecourse
- Queens Park
- Maribyrnong River Trail
- Maribyrnong Aquatic Centre

Internal Size

- 70 sqm approx.

Cafes/Restaurants

- Provata Urban Larder & Cafe
- Mama Bear Café
- Dumpling House
- The Ascot Wine Store
- Scoozi Traditional Pizza & Pasta
- Laksa King
- Pacino's Italian Family Restaurant
- Anglers Tavern
- Pancake Parlour

Schools/Colleges

- Mt Alexander College
- The Ascot Kindergarten
- Ascot Vale West Primary School
- Ascot Vale Primary School
- Maribyrnong College
- Kensington Community High School
- Tree House Early Learning Centre

Water Rates: \$662.05 plus usage

Council Rates: \$1,300.30 per annum

Body Corporate Fees: \$2,150 per annum

Rental Return: \$1,564 pcm, lease expires 13/5/18

Settlement: 30/60 days preferred

Private Sale

Sam Abboud 0401 434 329

Rianny Duncan 0423 507 056