

Property Profile

8 Charles Street, Ascot Vale



Features owners like

- Great neighbourhood, highly commutable location
- Ducted heating throughout
- Master bedroom with walk in robe
- Multiple living zones
- Polished timber floors
- Quality plantation shutters
- Open plan layout
- Light and bright spaces
- Well-designed kitchen with ample bench space
- Soaring ceilings in living room
- Outdoor entertaining area
- Manicured front garden
- Large double garage

Landmarks in the area

- Highpoint Shopping Centre
- Victory Park
- Ascot Vale Leisure Centre
- Maribyrnong River Trail
- Riverside Golf & Tennis Centre
- Flemington Racecourse
- Melbourne Showgrounds
- Walter Reserve

Transport

- Route 472 bus – Moonee Ponds to Williamstown
- Route 57 tram – West Maribyrnong to Flinders St
- Showgrounds Railway Station

Cafe's/Restaurants

- Bento Bento
- Scoozi Traditional Pizza & Pasta
- Arcadia Gastronomique
- No. 19
- Ascot Food Store
- Provata Urban Larder & Café
- Anglers Tavern
- Hot Chilli Thai Restaurant
- For & Fingers Indian Cuisine
- The Boathouse
- Escagrill

Schools/Colleges

- Ascot Vale West Primary School
- St Mary's Primary School
- The Ascot Kindergarten
- Mount Alexander College
- Kensington Community High School
- Ascot Vale Primary School
- Maribyrnong College

Land Size

- 314 sqm approx.
- Internal size: 175 sqm approx.

Settlement: 30/45 days preferred

Council Rates: \$1,704 per annum

Water Rates: \$665.50 plus usage

Auction 10th November, 2018 at 12.30pm

Sam Abboud 0401 434 329

Nick Muni 0419 733 733

All information herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries. All measurements and figures are approximate only.