



## Exceptional entry opportunity in vibrant location



Enjoying an exceptionally central location with trams on its doorstep, and just a short stroll to Ascot Vale Station, leafy Ormond Park, and vibrant local Ascot Vale village shopping and cafes, this low maintenance apartment presents a superb opportunity for first homebuyers or investors, with exciting scope for further updates if desired.

An airy living and dining area features full height east facing windows, bathing the living space in morning light, and flows seamlessly out to a spacious elevated balcony boasting panoramic skyline views, ideal for alfresco dining or entertaining. A separate kitchen comprises original timber cabinetry, good storage, and a freestanding cooker. At the rear, a light-filled bedroom includes a walk-in wardrobe, and a stylish modern ensuite with shower over 12/23 Maribyrnong Road



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