



**SOLD**

## HOME TO THE FAMOUS FLEMINGTON RACECOURSE

Flemington is conveniently situated just a couple of kilometres from town, nestled in between Kensington and Moonee Ponds. It's a bustling and culturally diverse enclave of laksa restaurants, kid-friendly parks, cafes and period houses that pepper the winding streets off broad and busy Racecourse Road with its trams and freeway access.

The main action happens on Racecourse Road, where you'll find trundling trams, Irish pubs, African cafes and the Newmarket Plaza shopping centre with a major supermarket. Things get more villagey on Pin Oak Crescent, which runs alongside Newmarket Station. It's a small, cosy strip of gift stores, cafes and the famous Laksa King, and segues neatly into Flemington's pretty, wide residential streets.

Flemington is excellent for public transport – trains, trams and buses – and has a good clutch of public schools, not to mention the thrill of Flemington Racecourse and the nearby Royal Melbourne Showgrounds.

It is close to Royal Parade and the entry points for the Tullamarine Freeway and Citylink - but its gently hilly residential streets are quiet, with some impressive Victorian and Edwardian terraces, both single and double-fronted, as well as larger homes from slightly later eras.

St Brendan's School Primary Catholic - 0.92km

Holy Rosary School Primary Catholic - 1.20km

Ascot Vale West Primary School Primary Government - 1.20km

Flemington Primary School Primary Government - 1.22km

This beautiful home proudly boasting

- 2 Bedrooms
- 2 Bathrooms
- Master with full en-suite

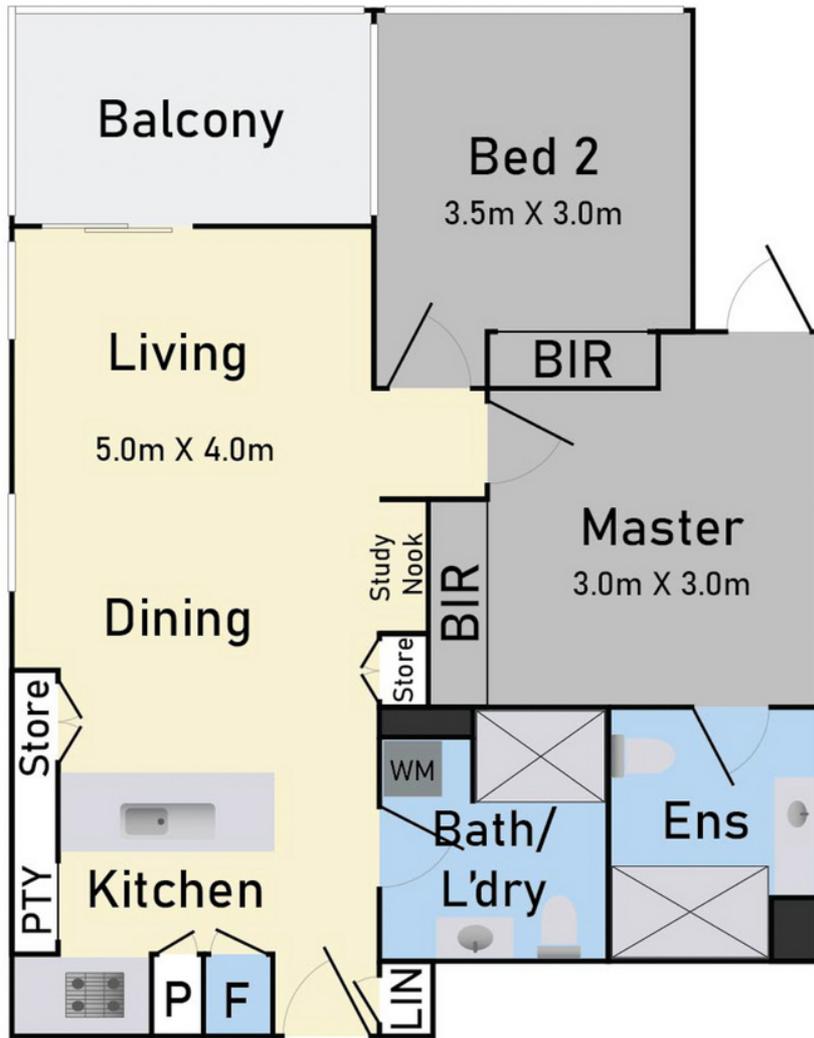
**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$610,000

**OPEN FOR INSPECTION:**  
N/A



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## 612 Ascot Vale Road Flemington

\* Dimensions are approximate and for illustrative purposes only

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.