



**S P R U C E**  
REAL ESTATE

612/1 Ascot Vale Road Flemington VIC 3031

2 2 1

\$500

Date available: 7 October 2021

[Book Inspection](#)

## ONLY FLEMINGTON - VIEW 3D TOUR ONLINE - 2 Bed , 2 Bath , 1 Car + Storage

ONLY Flemington has a beautiful and intelligent design that celebrates its high profile location opposite the world famous Flemington Racecourse. Rising from a podium, the sculptured 22 storey tower has three highly detailed facades. These create a distinct impression when viewed from any angle, enhancing the value and profile of the area. Are you ready for the vertical life ?

- Stunning open plan fully appointed kitchen with stone benchtops, European appliances and well thought out design for easy living
- Spacious living area with an abundance of natural light and adjoining balcony, with AMAZING uninterrupted views of Flemington racecourse
- Two sophisticated bathrooms with quality finishes - ensuite and central main bathroom both with shower , vanity and toilet
- Study nook area perfect for the home office
- Podium entertainment area located on the 3rd floor with decked open area , social pods for hire overlooking race track complete with BBQ , bar fridge and seating - look out spring carnival
- City sky line pool (due for completion end of September) , sundeck and gym located on the 19th floor , with views to die for

- One secure carspace (B1)
- One storage cage , provide your own padlock

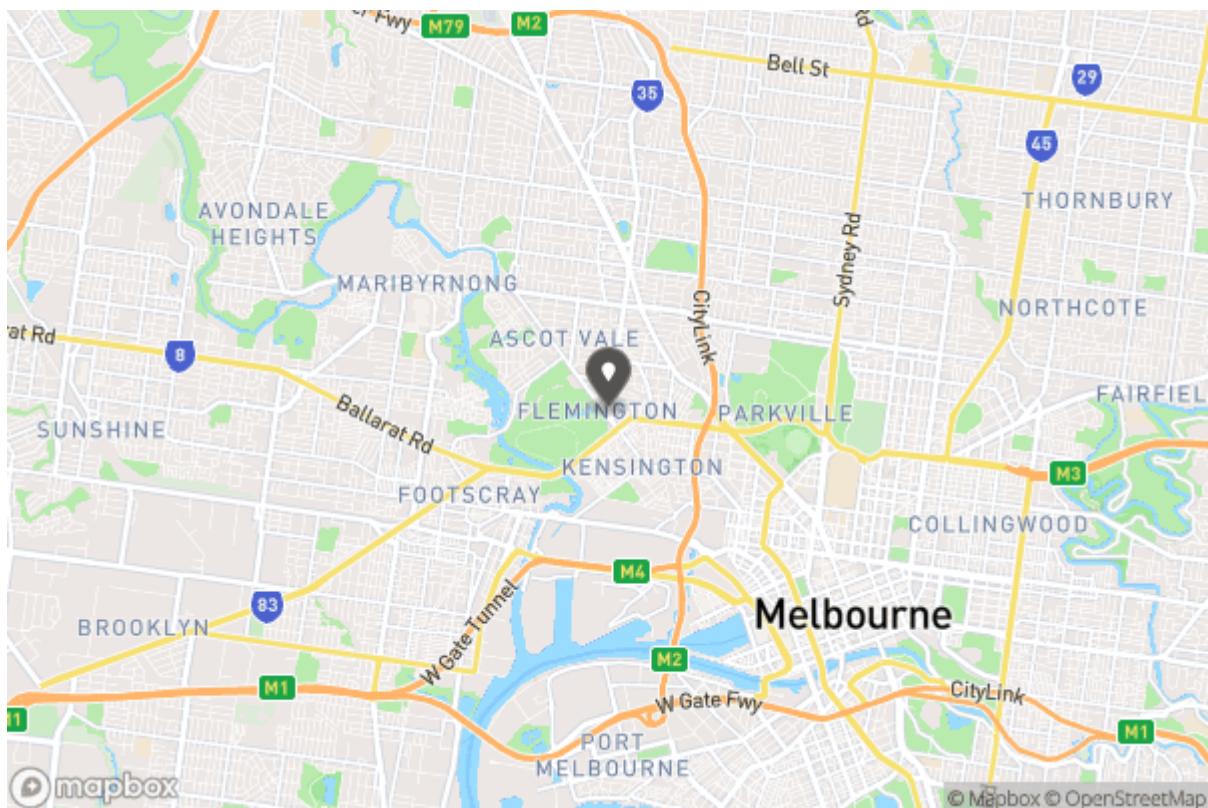
**\*\*HOW TO INSPECT THIS PROPERTY\*\*** Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you MUST confirm your appointment 2 hours before otherwise the inspection may be cancelled. **\*\*For guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed.\*\*** **PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.**

**\*\*As per VIC government guidelines, it is now mandatory for every individual person to QR scan into each property. Please note, you will be denied access if you do not adhere to government requirements\*\***

# Gallery



# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

Leasing Department

[leasing@sprucere.com.au](mailto:leasing@sprucere.com.au)

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### Why Book with Spruce Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Form?AgentID=PM-SPRUCE&UniqueId=ad95013b21984c46aa5fb74c0e1a1db0>