



C105/20 Leonard Cres Ascot Vale VIC 3032

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\$395

Date available: Now

[Book Inspection](#)

SAINTLY PLACE (C) - VIEW 3D TOUR ONLINE - Under Application - 2 Bed , 2 Bath , 1 Car + Storage (L1)

Giddy up into your new home in this unbeatable location and only minutes to Melbourne CBD. This first floor apartment will tick all your boxes. Directly across you will find Flemington Racecourse, and on Union, Racecourse and Mount Alexander Roads you will find some of the best bars, restaurants and cafes. Maribyrnong River is only minutes away where you will find locals enjoying the sunshine on foot or push bikes. You can then stop for a cuppa or some lunch at The Boathouse.

The property features open plan lounge room with an abundance of natural light, low maintenance floating wooden floors, split system for heating & cooling and adjoining generous balcony, perfect for reading newspaper over weekend and taking all that the area has to offer. Open plan kitchen with stainless steel appliances , gas cooktop, electric oven, plenty of bench space, ample kitchen storage and dishwasher. Main bedroom with built in robes and ensuite bathroom, shower , vanity & toilet , Second bedroom with large built in robes. Central bathroom with shower , basin and toilet, lovely natural tones mirrored cabinets, spacious shower with large shower head. European laundry with wash trough. Parking for one car , car stacker , 2000kgs weight limit and Storage Cage (on same level as apartment).

Note: stair access to apartment, no elevator in building. Move in/move out bookings are essential 72 hours beforehand.

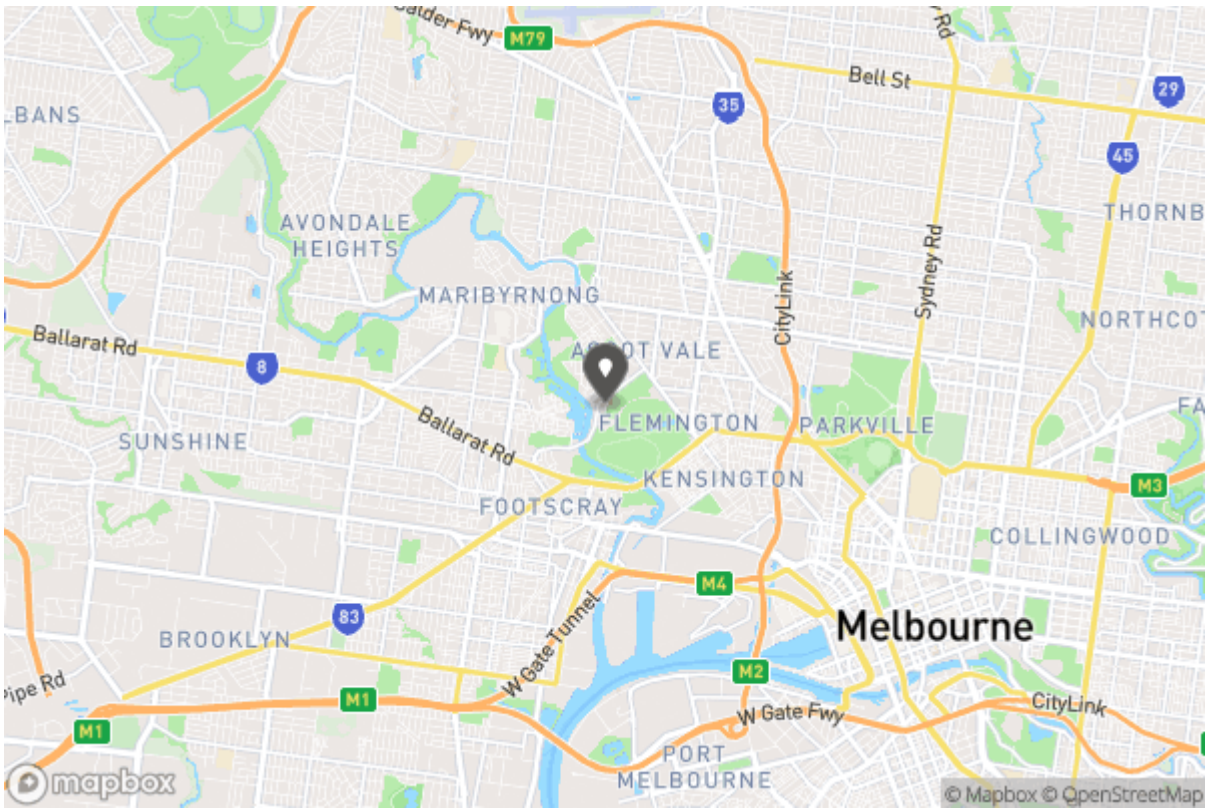
****HOW TO INSPECT THIS PROPERTY**** Arranging an inspection is easy. Simply click on the "Book an inspection"™ button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your 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 mandatory for every individual person to QR scan into each property. Please note, you must be fully vaccinated and provide evidence to the agent or you will be denied access if you do not adhere to government mandates. If you are unable/adverse in providing vaccination evidence, please contact leasing@sprucere.com.au ****

Gallery



Location Map



Floor Plans

**SAINTLY PLACE
BUILDING C**

**TYPE E PLAN
TWO BEDROOM
TWO BATHROOM
SINGLE CAR SPACE**

INTERNAL AREA	65.5m ²
GARDEN / COURTYARD	8.0m ²
TOTAL	74.0m ²





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

Leasing Department

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=ad4300c8f1c24f349d276c451d4647b7>