



1106/1 Ascot Vale Road Flemington VIC 3031

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\$450

Date available: 25 August 2023

[Book Inspection](#)

ONLY Flemington - 1 Bed, 1 Bath, 1 Car + Storage

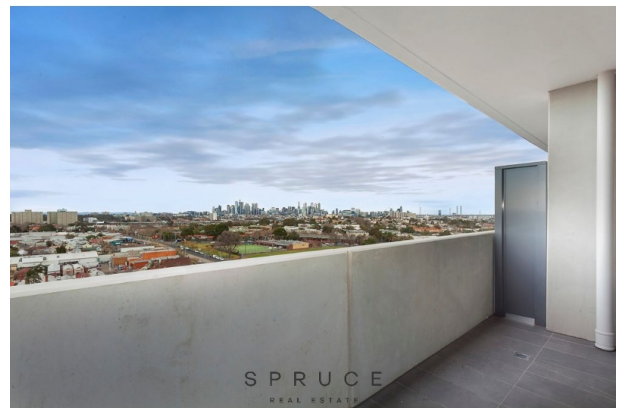
ONLY Flemington has a beautiful and intelligent design that celebrates its high-profile location opposite the world-famous Flemington Racecourse. Rising from a podium, the sculptured 22 storey tower has three highly detailed facades. These create a distinct impression when viewed from any angle, enhancing 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 a design for easy living
- Spacious living area with an abundance of natural light
- Generous living area with adjoining balcony, where you will experience uninterrupted views
- Sophisticated bathroom interiors and quality finishes
- City skyline infinity pool and sundeck overlooking on Level 19
- Gym & library on Level 19
- Common lounge & entertainment area located on Level 3
- Podium entertainment deck, social pods on Level 4
- Carspace (B3) and storage cage, provide own lock
- Building with an embedded network

****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

Gallery





Spruce Booking System

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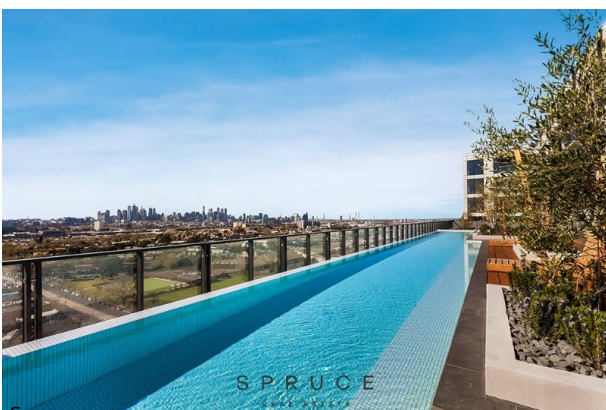
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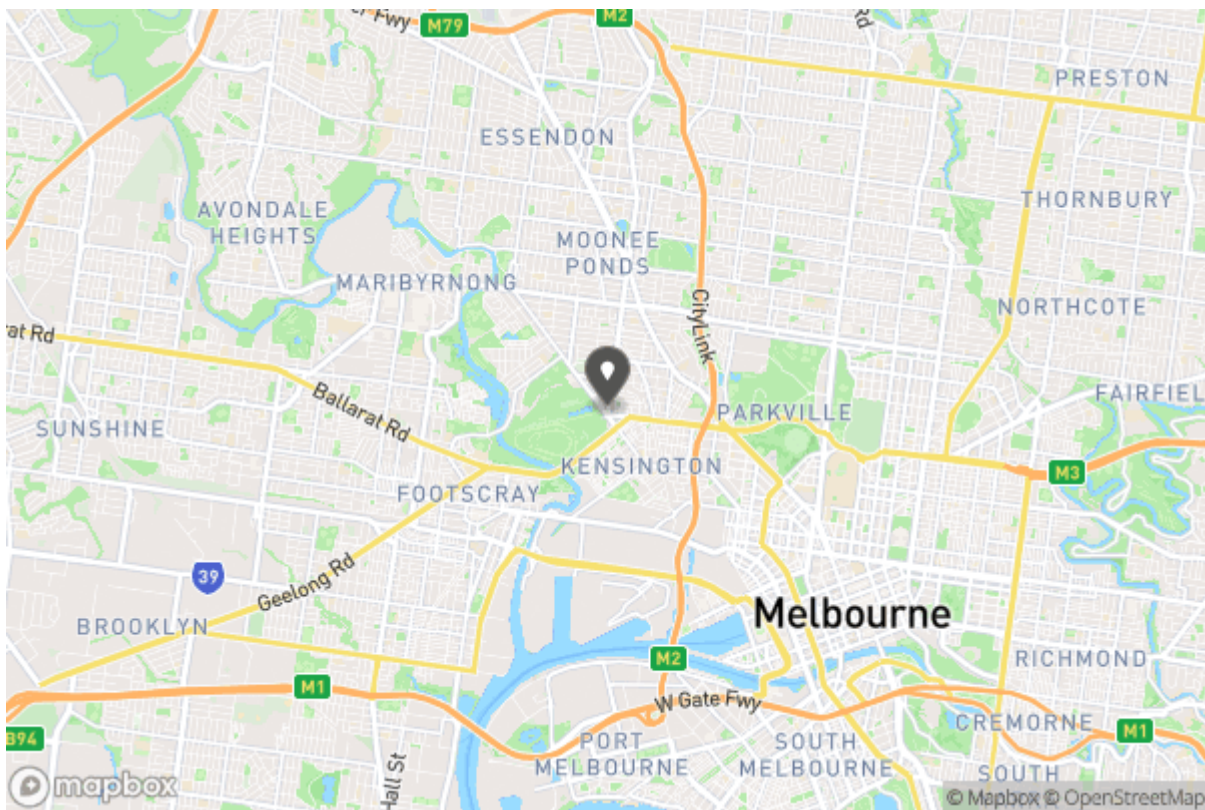
We look forward to meeting you at our next open for inspection.

Annabel Webb
0466 277 303
leasing@sprucere.com.au

SPRUCE



Location Map





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

Leasing Department

0466 277 303

leasing@sprucere.com.au

1300 792 701

Shop 3 157 Martin Street

Brighton VIC 3186



Why Book with Spruce

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/Property?agentID=PM-SPRUCE&uniqueID=b03b0031928643bbade674a7bfccc8f8)

<https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=b03b0031928643bbade674a7bfccc8f8>