

**1341/8 Ascot Avenue, Zetland, NSW, 2017**

**MGM MARTIN**

**Unit For Sale**

Saturday, 28 December 2024

1341/8 Ascot Avenue, Zetland, NSW, 2017

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## MGM MARTIN - 1 BEDROOM PLUS STUDY APARTMENT

Defined by sweeping CBD vistas and a floorplan more in keeping with a two-bedroom apartment than a one, this 13th floor residence provides effortless urban living amongst beautiful surrounds. Beautifully designed with quality finishes, it boasts an expansive entertainer's deck, large study and generous master positioned within one of Sydney's most sought-after pockets.

### What's important to you

- Light filled sanctuary blessed with a perfect north aspect
- Streamlined and spacious open plan living, dining and kitchen
- A wall of floor to ceiling sliders retracts to merge indoors with outdoors
- The balcony is a substantial alfresco space, ideal for entertaining or simply relaxing and taking in the beauty of the city lights
- A study in form and function, the galley kitchen boasts stone benchtops, European appliances and a gas cooktop
- The perfect space for peaceful slumber, the master is generous enjoying the stunning views and fitted with mirrored robes
- The study is substantial completed with a custom desk
- Extras include a concealed laundry, reverse cycle a/c, a single security car space and a storage cage
- One of the finest buildings in Victoria Park, it offers outstanding facilities including a pool, gymnasium, spa, sauna and beautiful central gardens

### The local's point of view

- Located in the highly sought after and tightly held 'VSQ1' building, its just 20m to the East Village shopping centre which features a Coles supermarket, Virgin Active Gym, a wealth of retail shops and a fine selection of eateries and restaurants
- Its surrounded by Victoria Park's superb array of parklands including Nuffield Park with its basketball court resting adjacent and a short stroll to the dog friendly mecca and gathering hub of Joynton Park
- An abundance of transport options are quickly on hand with Green Square rail and multiple bus services all within easy walking distance. These offer quick access to the CBD, UNSW and beaches
- Its location is central to major arterial routes delivering easy access to the CBD and international and domestic airports