



7 Gance Street Flemington, VIC

1 1

**\*\*Low Maintenance Living\*\***

With its instant street appeal this beautifully renovated spacious 1 bedroom plus study will definitely impress. Modern kitchen/lounge area with electric cooking, very spacious bathroom with claw bathtub and shower above. Add to this high ceilings and solid timber floors, ducted heating plus lovely private outdoor rear courtyard . Located in one of inner-Melbourne's premier pockets, Racecourse Road cafes and trams, Newmarket Station and Newmarket Plaza, close to Flemington Racecourse for Spring Racing Carnival, local parks and tram are all close by. An inspection will please!

**Price:** \$550 pw



**Sydney Guerin**

ire.ivanhoe@lovere.com.au