

25 OXFORD STREET WEST FOOTSCRAY



## FOR SALE

### OPTIONS, OPPORTUNITIES IN AN OPTIMUM POSITION

An investor's dream, a developer's delight, STCA, this c1950's three bedroom home is entirely serviceable and seriously enticing from either perspective.

An allotment measuring 326m<sup>2</sup> surrounds a home where appealing bedrooms with cupboard spaces are zoned separately from a bright living room and an updated kitchen area. Adding to the generous spaces is a separate studio and study. Air conditioning and gas heating ensure current day comfort complements a property featuring the convenience of a central separate laundry, carport and ample additional parking.

A location that puts Footscray Primary School, Local Parks, and the ever so popular Barkly Village at your doorstep, while prospects for rental income, a rewarding renovation or a contemporary development project, STCA, suggest a significantly positive future.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$899,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

