

**SOLD**

## LUXURIOUS CONTEMPORARY HOME IN A VIBRANT INNER CITY LOCATION!!!

This double-store, well-maintained home is located in the heart of Footscray. It has three good-sized bedrooms, three bathrooms, and parking for two cars. It is just around 4 km from the CBD and within walking distance of Footscray Market, the train station, and the Footscray Business Centre.

The light-filled open-plan living and dining area features a sleek solid timber floorboard, a custom-designed kitchen with high-end appliances, and a stone benchtop, which add warmth and style throughout the home.

The north-facing backyard is private and perfect for relaxation and entertainment through bi-fold doors. A second kitchen needs outside kitchen facilities, including hot and cold water, electricity, and gas sewer. Hot-ducted gas heating with a separate split heating and cooling system ensures year-round comfort. A balcony adjoins the master bedroom upstairs, adding features to the house's beauty.

Beyond the doorstep, you'll discover the best of Footscray living. Walking distance from Footscray Market, the Train Station, public transport and Multi-couture restaurants, cafes, Footscray Park and the picturesque Maribyrnong River is just a short stroll away, offering endless outdoor activities. The city is just four train stops away, putting Melbourne's cultural and sporting attractions within easy reach. Plenty of car spaces are on-street parking for visitors.

Local amenities abound, from the renowned Footscray markets to charming shops, restaurants, and wine bars. Schools, Victoria University, and Seddon and Yarraville Villages are nearby. The newly built \$1,5 B Footscray Hospital, the largest in the Southern Hemisphere, adds value to this prime location.

Don't miss the excellent opportunity to purchase this architect-designed home! Call Dannie Tran on 0413 778 119 for a private inspection at your convenience!

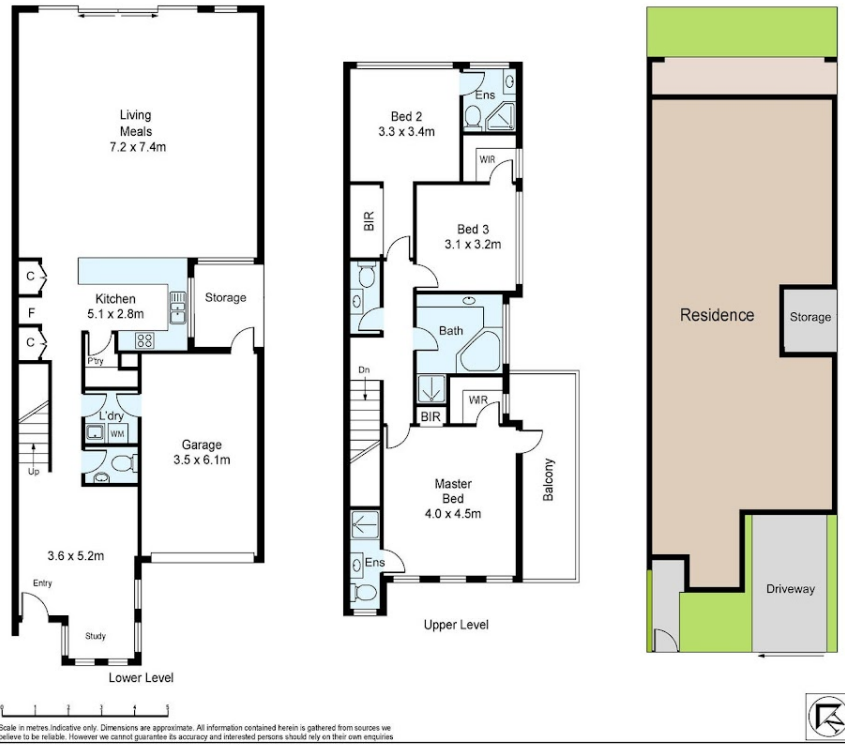
**3 BED | 3 BATH | 1 CAR**

**PRICE:**  
\$1,250,000

**OPEN FOR INSPECTION:**  
N/A



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22 Ryan Street, Footscray

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.