



## FOR SALE

### GREAT INNER-CITY LOCATION, STUNNING CONTEMPORARY STYLE HOME !!

We are pleased to present this near-new, double-storey residence in the flourishing Footscray area, just 6km from Melbourne's CBD. This luxurious home offers privacy and convenience, with a spacious study/office from home and three large bedrooms, including a master suite with a walk-in robe and ensuite.

The open-plan living area features solid timber floors and a high-end kitchen with stone benchtops and quality appliances. Bi-fold doors lead to a private alfresco deck, ideal for entertaining. The unique garage, designed as an entertainment space with its split system, ensures year-round comfort.

Additional features include an electric gate, custom shutters, ducted gas heating, and split system cooling. The property is conveniently located within walking distance of public transport, West Footscray Station, Footscray Primary School, Footscray Hospital, and local amenities.

The recent construction of the \$1.5 billion Footscray Hospital highlights the area's rapid growth and excellent investment potential—high rental income from \$800 to \$900 per week.

Don't miss this excellent opportunity to purchase this beautiful home! Call Dannie Tran on 0413 778 119 for arrange a PRIVATE INSPECTION !!

3 BED | 2 BATH | 2 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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# 53B Eleanor 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.