



## FOR SALE

### LIVING IN THE HEART OF FOOTSCRAY - COSSY RENOVATED FAMILY HOME !

An exquisite example of period charm combined with modern renovated inside in the good size block of 402m2 inner city suburb of Footscray. This large three bedrooms, two bathrooms home is the perfect blend of character, convenience and comfort. Located in a thriving, well-connected area, this home provides easy access to all that Footscray has to offer, from local cafes and restaurants to transport links and vibrant cultural attractions.

#### Features Highlights:

- Enjoy a separate living area, offering versatility and space.
- The contemporary light-filled kitchen features sleek stone benchtops, premium stainless steel appliances, and ample storage space, perfect for everyday meals and entertaining.
- All bedrooms are spacious and bright, featuring built-in robes and plenty of natural light.
- Two modern bathrooms boasts stylish fixtures and finishes.
- Beautiful color Hybrid Engineered timber floor.
- A brick lock up garage can turn in to a granny flat for extra rental income or entertaining area.
- Low maintain back and front yard with large drive way and plenty space for cars.

#### Location Highlights:

- \* Within walking distance to West Footscray Train Station, Bus stop at door steps.
- \* Close proximity to other schools including Footscray Primary School and Footscray High School, St John's Primary School..
- \* Just a short drive to Footscray Market, Footscray CBD, Metro West Shopping Centre and Seddon, Yarraville suburban's up market real estates.
- \* Enjoy easy access to the freeway for quick commuting.
- \* Located approximately 7km from the Melbourne CBD, putting you within easy reach of all the city has to offer.
- \* Enjoy the green spaces of Whitten Oval, just steps away.

Located just moments from all public transport, local schools, shopping, markets and dining options, this home offers a unique opportunity for those looking to embrace an stylish inner-city lifestyle in a dynamic and growing neighborhoods.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

Jun 28 at 12:00pm - 12:30pm



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## 434 Barkly St, Footscray

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.