



# FOR SALE

## MODERN COMFORT & URBAN CONVENIENCE IN THE HEART OF FOOTSCRAY!!

Step into contemporary living with this stylish, low-maintenance unit in one of Melbourne's most dynamic and fast-growing suburbs. Perfectly positioned just minutes from central Footscray, this property offers a brilliant lifestyle opportunity for first-home buyers, downsizers, or astute investors.

Inside, you'll find a well-designed layout with light-filled living spaces, a sleek modern kitchen, and comfortable bedrooms with built-in robes. The open-plan living and dining area flows seamlessly to a large private balcony—ideal for morning coffees or relaxed evening entertaining.

### Key Features:

- Spacious open-plan living with timber floors
- Updated kitchen with quality appliances & ample storage
- Two generous bedrooms with built-in wardrobes
- Central bathroom with modern finishes
- Private outdoor balcony
- Secure close-up garage
- Quiet and secure complex

With Highpoint Shopping Centre, Footscray Market, Victoria University, and public transport all within easy reach, this unit places lifestyle, convenience, and connection at your doorstep.

Whether you're looking to invest or move in straight away, this is an opportunity not to be missed!

Contact Dannie Tran today to arrange your private inspection.

2 BED | 1 BATH | 1 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

Aug 30 at 11:30am - 12:00pm



**Dannie Tran**

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4/6 ROSAMOND ROAD, 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.