

707/188 BALLARAT ROAD, FOOTSCRAY, VIC, 3011



FOR SALE

MILLION DOLLAR VIEWS FOR NEARLY HALF THE PRICE! -

Step into sophisticated apartment living at 707/188 Ballarat Road, where modern comfort meets the vibrant energy of one of Melbourne's most exciting neighborhoods. This immaculate 2-bedroom, 2-bathroom apartment places you at the heart of Footscray's cultural renaissance, offering the perfect blend of urban convenience and contemporary style.

Thoughtfully designed for modern living, this residence features two generously proportioned bedrooms and two well-appointed bathrooms, ensuring comfort and privacy for residents and guests alike. The apartment's thoughtful layout maximizes space and natural light, creating an inviting atmosphere throughout. Step out onto your private balcony, where you can enjoy your morning coffee while taking in the dynamic streetscape below or unwind after a busy day with views over this thriving inner-city locale.

Located on the iconic Ballarat Road, you're perfectly positioned to embrace everything Footscray has to offer. This multicultural hub has earned international recognition, ranking 13th in Time Out's '50 Coolest Neighbourhoods in the World' 2019 for its incredible diversity, innovative dining scene, and flourishing arts culture.

- Over 130 restaurants within walking distance, featuring authentic Vietnamese, Indian, Chinese, Ethiopian, and Italian cuisines
- Footscray Market nearby offering fresh produce, seafood, and specialty foods from around the world
- Easy access to Footscray Community Arts Centre, home to contemporary performances and cultural events
- The vibrant Footscray Park, classified heritage parkland perfect for recreation and relaxation

Transport connectivity couldn't be better, with Footscray Station being Melbourne's busiest non-CBD railway station, providing direct links to the city center and regional destinations. Multiple bus routes service the area, while major arterials ensure easy access by car to Melbourne's CBD, just 5 kilometers away, and beyond to Geelong and regional Victoria.

The suburb's rich history as a meeting place of diverse cultures continues today, creating a unique community atmosphere where traditional markets sit alongside trendy cafes and bars.

2 BED | 2 BATH | 0 CAR

PRICE:

\$490,000 - \$529,990

OPEN FOR INSPECTION:

N/A

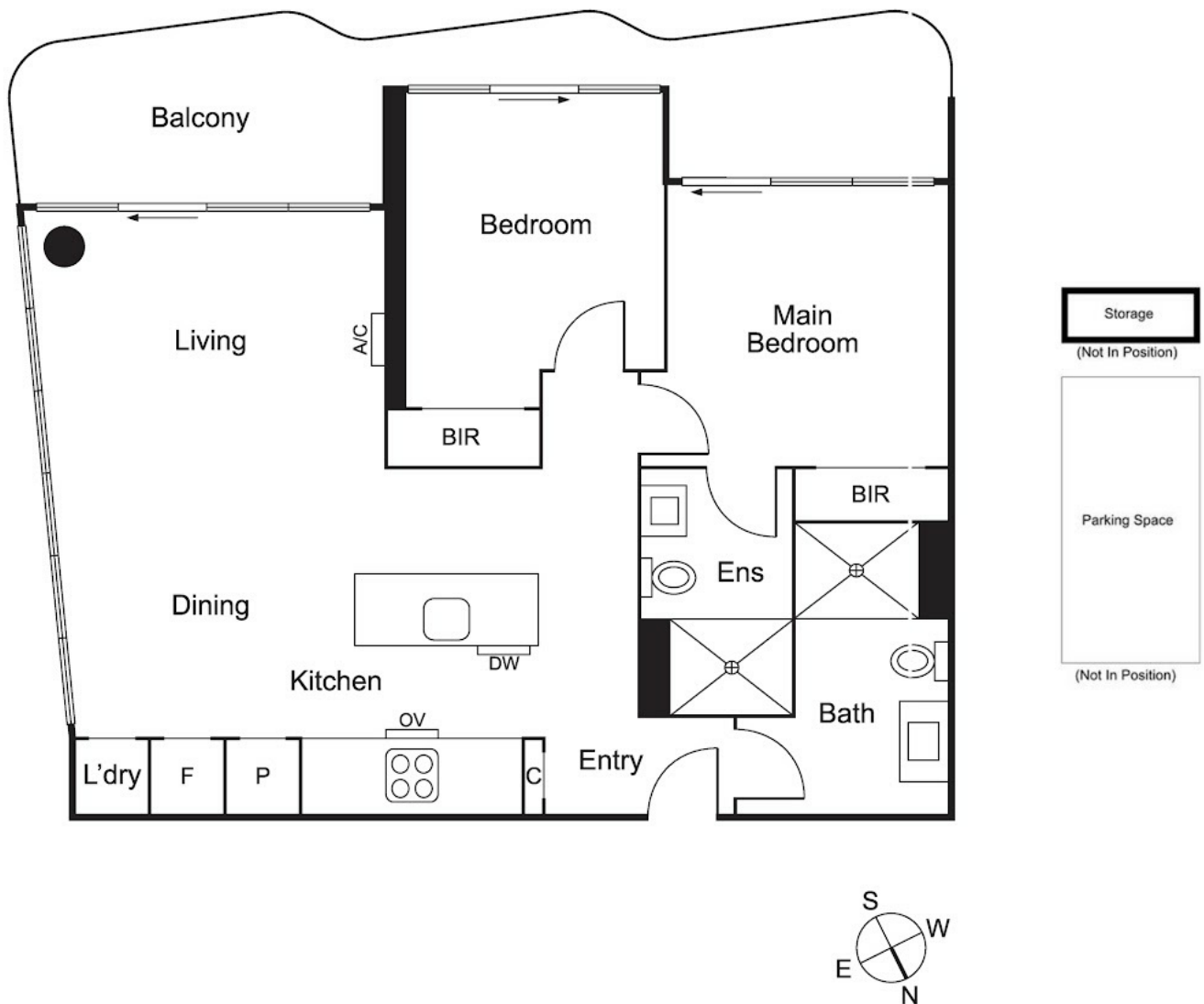


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.