

FOR SALE

THE PERFECT BLEND OF LIFESTYLE & FUTURE POTENTIAL!

Prime investment & lifestyle opportunity in the heart of Footscray (ACZ Zone!)

Superbly positioned and neatly presented, 6 Coward Street offers an exciting opportunity for first-home buyers and astute investors looking to enter the thriving Footscray market.

Key Features:

- **Development Flexibility:** Positioned within the highly sought-after Activity Centre Zone (ACZ), this property offers significant potential and outstanding flexibility for future use.
- **Interior Excellence:** Comprising 2 comfortable bedrooms (both with built-in robes), a bright quality bathroom, and an open-plan kitchen, meals and living area.
- **Modern Comforts:** Enjoy high ceilings, reverse cycle split system air conditioning, floating floorboards, and a freshly painted interior/exterior.
- **Unbeatable Location:** Approximately 7km from Melbourne's CBD. A short walk takes you to Footscray Park, Victoria University, the nearly complete Footscray Hospital, Footscray Train Station and the vibrant Footscray Market.
- **Off-Street Parking:** Includes a dedicated car space and a low-maintenance concrete paved backyard with a garden shed.

Whether you're starting your property journey or expanding your portfolio, this is the "Affordable Dream" in a brilliant location!

2 BED | 1 BATH | 1 CAR

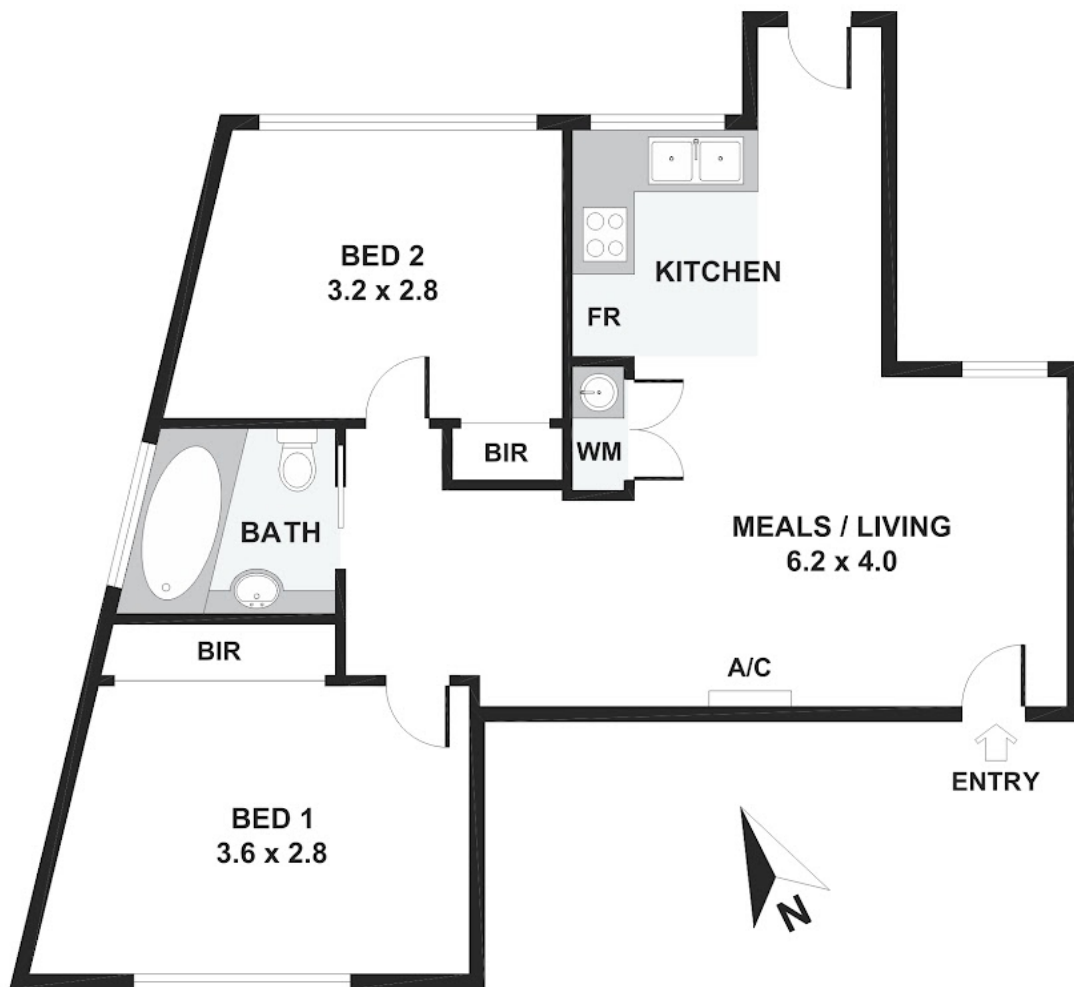
PRICE:
\$750,000

OPEN FOR INSPECTION:
N/A



David Falcone
0413116717
davidfalcone@atrealty.com.au
www.atrealty.com.au

6 Coward 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.