

1/44 Adelaide Street, Footscray, Vic 3011



Townhouse For Sale

Saturday, 15 June 2024

1/44 Adelaide Street, Footscray, Vic 3011

Bedrooms: 3

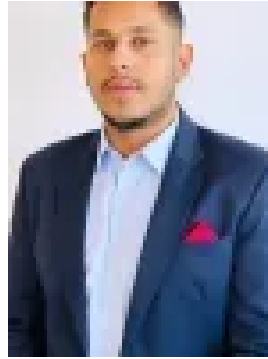
Bathrooms: 1

Parkings: 1

Type: Townhouse



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Lifted straight from an Architecture magazine, this gem is beautifully crafted and exceptionally built by a well renowned local builder. Every detail has been thoughtfully designed and skillfully executed. Upon first impressions you become immediately aware of its superb condition and that this was designed and build to last. It boasts sustainable features that include extra thick walls that are insulated well beyond the standard requirements, double glazed western red cedar windows and doors, and passive cooling and heating elements provided by way of the electric openable skylight above the stairs, acting as a thermal chimney, and the polished concrete slab downstairs providing thermal mass. The Hydronic heating panels that are found in all the rooms as well as a heated towel rail in the bathroom, make our long Melbourne winters irrelevant. All these factors ensure a sustainable, cozy and cost-effective internal environment all year long. The toilets are fed by the 2000 litre in ground water tank that cleverly does not take up valuable outdoor space. The downstairs consists of a 3rd bedroom, conveniently located separate laundry and WC and beautifully appointed kitchen featuring 2 pack cabineries with stone bench tops and Bosch appliances. The downstairs skylight illuminates the rich textures and tones of the handmade 150 year old Hawthorn bricks that make up the wall that carries through the open plan living and dining room areas, to the private garden oasis to the rear, flowing seamlessly through a huge glass sliding door. This rear garden has been designed with privacy in mind and is the perfect place for relaxing with family or friends. For the green thumbs the garden features a planter box housing a working vegetable garden and a mature fig tree inside the raised, curved brick garden bed in the corner. The front garden has been planted with majestic mature Japanese maples. The solid hardwood staircase leads you up past the clever attic storage where you then arrive upstairs and marvel at the curved cedar ceilings as you look up. A study nook or home office is at the top of stairs and is adorned with all year round natural light due to the skylight above, a perfect setting for those needing to work from home. Upstairs consists of 2 bedrooms, each with huge floor to ceiling Built in robes. Just another example of the abundance of storage options that are found located throughout the entire property. The master bedroom captures city views through a gorgeous curved window whilst the bathroom has an exotic bathhouse feel to it due to the natural limestone clad walls and handmade Japanese tiles, which have also been used through other areas of the house. Not to mention the plumbed in planter box that allows indoor plants to thrive and maintaining them a breeze. Cleverly hidden LED strip lighting throughout the entire property sets the mood and emphasizes what thoughtful and great design looks like in a rarely seen example of townhouse architecture. Perfectly positioned between central Footscray and the West Footscray village. It is only a drop punt away from the iconic Whitten oval, the west footscray train station, and bus stops at each end of the street. Plenty of choice of café's shops and schools, all within walking distance and OSP complete this absolutely exquisite "blue riband" real estate package.