

**10 Bizana Street, West Footscray, Vic 3012**

J A S T E P H E N S

**House For Sale**

Wednesday, 29 May 2024

10 Bizana Street, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rodrigo Covarrubias  
0420503316



Taylor Romao  
0428888754

**\$650,000 - \$700,000**

• Instantly welcoming two-bedroom home in a prime lifestyle location • An unmissable opportunity for first-home buyers, downsizers and savvy investors • Two bedrooms with mirrored built-in robes • Open-plan kitchen/dining/living • Bathroom with inset bathtub and separate shower • European laundry/pantry • Ducted heating + split-system heating/cooling • Large wraparound alfresco entertaining space + neat garden + small second courtyard • Secure garage with direct internal and courtyard access

Offering light-filled interiors and easy alfresco entertaining, this instantly inviting property presents an outstanding opportunity for those seeking a low-maintenance home or investment in a prime lifestyle location. With free-flowing living spaces and two inviting bedroom retreats, you'll be able to move straight in with nothing to do but enjoy. Newly laid engineered timber floorboards sweep through the sunny open-plan living area, where lounge and dining zones are joined by a beautifully appointed kitchen. Timber benchtops and classic white cabinetry are accentuated by chic subway tiling and a deep farmhouse sink to create a kitchen that's a pleasure to cook in, with its enviable storage cleverly encompassing a discreet European laundry to maximise the space. French doors open from the lounge area to a large alfresco entertaining patio and neat garden for effortless indoor/outdoor living, offering a safe play space for the kids and an ideal spot to fire up the BBQ. Two carpeted bedrooms with large mirrored built-in robes offer inviting retreats and share the centrally positioned bathroom, where an inset bath and separate shower await. You'll love the luxury of ducted heating during the colder months, while split-system heating and cooling adds another level of comfort to the living area. Easy off-street parking is assured by the secure garage with direct access to the house and a smaller second courtyard.

Why you'll love this location: Set on a quiet, friendly street just 9.7km\* from the CBD, this location offers a superb lifestyle. Walk to Central West Shopping Centre for vibrant shopping and a choice of supermarkets and enjoy moments-from-home access to West Footscray's Barkly Village and Footscray's bustling dining and shopping precinct. Proximity to some of the Inner West's most loved cafes adds extra lifestyle appeal, with The Western Brew, Brother Nancy and Migrant Coffee all within five minutes\* of home. Those with children or visiting grandchildren will love the three-minute\* stroll to the McDonald Reserve playground and the easy walk to Hansen Reserve, while sought-after school zoning adds extra appeal for families, with Footscray West Primary School and Footscray High School both only moments from home. Enjoy an easy drive into the CBD or walk to Tottenham Station in just five minutes\* for regular city-bound trains. \*Approximate