

**12 Jamieson Avenue, Footscray, Vic 3011**



**House For Sale**

Friday, 1 March 2024

12 Jamieson Avenue, Footscray, Vic 3011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 208 m2**

**Type: House**



Joseph Luppino  
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**\$850,000 - \$900,000**

Offering move-in-ready living in one of Footscray's most scenic locations, this beautifully presented townhouse is perfect for families and investors alike. Three bedrooms provide inviting accommodation, while spacious open-plan living and a generous entertainer's garden ensure plenty of room to move. - open-plan living offering a neat-as-a-pin kitchen and generous living and dining zones with stunning park views - three bedrooms with built-in robes, including a large master with private park-facing balcony - centrally-positioned bathroom with inset bathtub and separate toilet - walk-in laundry with adjoining guest powder room - split-system heating/cooling in living space and all bedrooms + double-glazed windows - covered alfresco deck overlooking a private, north-facing back garden, where the kids will have plenty of space to play and an established fig tree provides lush fruit and dappled shade - secure carport parking - own your own land/title - no body corporate - enviably situated on the fringe of Newell's Paddock Wetlands Reserve, with stunning birdlife parkland right on your doorstep! The Maribyrnong River Trail is just a six-minute stroll from home offering a scenic route for your morning walk, while the magnificent gardens and much-loved playgrounds of Footscray Park await a four-minute walk away. Walk to the heart of Footscray in just 14 minutes to take your pick of cafes, restaurants, and bars and to enjoy the convenience of the Footscray Market and Footscray Plaza, and indulge in big-name and designer shopping at Highpoint Shopping Centre less than 10 minutes from home - only 6.6km from the CBD with easy road access, or walk to Footscray Station for regular city-bound trains and a swift commute - sought-after school zone - Footscray City Primary School and Footscray High School's Barkly campus