

**13/436 Geelong Road, West Footscray, Vic 3012**

**NICHOLAS  
SCOTT**

**Unit For Sale**

Friday, 3 May 2024

13/436 Geelong Road, West Footscray, Vic 3012

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rob Caniglia  
0396803200

**\$195,000 - \$210,000**

Discover an exclusive opportunity tailored for both first-time homebuyers and savvy investors in one of Melbourne's burgeoning suburbs. Seize the chance to own this well-positioned one-bedroom apartment that promises convenience and comfort. Situated within a stone's throw from local amenities and boasting seamless access to public transportation, this property offers the quintessential inner-city living experience, mere kilometers away from the CBD. Featuring a cozy bedroom with built-in robes, an inviting open-plan lounge/dining/kitchen area, a central bathroom, air conditioning, and a dedicated car space, this apartment encapsulates urban living at its finest. Whether you're seeking your inaugural home or a lucrative investment opportunity, this residence caters to your aspirations with flair.