

13 Napoleon Street, West Footscray, Vic 3012

J A S T E P H E N S

House For Sale

Monday, 3 June 2024

13 Napoleon Street, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 397 m2

Type: House



Taylor Romao
0428888754



Rodrigo Covarrubias
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\$930,000 - \$1,000,000

• Beautifully updated solid-brick home situated in a superb lifestyle location • An outstanding opportunity for buyers seeking a move-in-ready home with room to extend (STCA) • Spacious open-plan kitchen/dining/living • Three bedrooms, two with north-facing windows and built-in robes • Modern bathroom / second bathroom with laundry facilities • Stunning hardwood floorboards in bedrooms and kitchen/dining/living • Split-system heating/cooling + gas heater • Private back garden • Ample off-street parking – driveway + carport + secure garage

Beautifully updated throughout to offer a move-in-ready retreat, this three-bedroom home offers spacious, welcoming interiors, stunning gardens and exciting potential to extend (STCA). Two spacious bedrooms occupy the front of the house, with north-facing windows capturing floods of sunlight and large mirrored built-in robes offering plenty of storage. A third, smaller bedroom would be perfect for a child or ideal for use as a study for those needing a quiet space to work from home. Open-plan living offers a spacious hub for quality time together, with generous living and dining zones joined by a skylit kitchen boasting stainless steel appliances and a breakfast bar. The second bathroom includes laundry facilities for superb convenience and is complemented by a second toilet. Outside a stunning garden awaits alfresco entertaining, with plenty of space for the kids to play on the lush lawn surrounded by established privacy trees and hedging. Why you'll love this location: Situated within a friendly, caring neighbourhood just 10.8km* from the CBD, this address offers walk-to-everything convenience and enviably easy city access. Stroll to Brother Nancy in just seven minutes* to start the day with a great coffee and enjoy walking distance proximity to Central West Shopping Centre for vibrant shopping and a choice of supermarkets. The short drive to Highpoint Shopping Centre adds extra convenience, while the easy walk to Barkly Village and moments-from-home access to the heart of Footscray offer endless eateries, cafes, bars, shops and grocers within easy reach. The kids will love being able to walk to their choice of parks and playgrounds, while parents will appreciate the easy school mornings ahead, with Footscray West Primary School a 12-minute* walk from home and Maribyrnong Secondary College only six minutes* away. Enjoy an easy drive into the CBD or walk to Tottenham Station for regular city-bound trains. *Approximate