

# 13 Parker Street, Footscray, Vic 3011

J A S T E P H E N S

## House For Sale

Tuesday, 14 May 2024

13 Parker Street, Footscray, Vic 3011

Bedrooms: 2

Bathrooms: 1

Type: House



Taylor Romao  
0428888754



Rodrigo Covarrubias  
0420503316

**\$800,000 - \$880,000**

• Updated Victorian terrace offering move-in-ready living in a spectacular lifestyle location • Restored original features complemented by sleek modern additions • Two bedrooms with built-in robes • Open-plan kitchen/living/dining • Chic modern bathroom with bathtub and walk-in shower • Walk-in laundry • Ducted heating + split-system heating/cooling • Superb alfresco entertaining deck with planter boxes and retractable awning

This charming Victorian terrace will delight buyers seeking an updated character home in an outstanding lifestyle location! Tucked behind an elegant wrought-iron fence, its façade and cheery blue front door promise love at first sight, while inside modern updates complement stunning heritage features to create an instantly appealing city fringe sanctuary. The welcoming entry hall invites you past two carpeted bedrooms with built-in robes crowned by soaring decorative ceilings before light-filled open-plan living is revealed. The well-appointed granite-topped kitchen overlooks generous dining and living zones spilling effortlessly out to the private alfresco entertaining deck, where you'll have plenty of room for an outdoor lounge and dining setting. In-built-planter boxes double as casual seating while the retractable awning allows you to use the space all year long. Adding extra appeal is the chic bathroom with a walk-in shower and full-sized bathtub, ducted heating and walk-in laundry.

Why you'll love this location: Set in one of the Inner West's most desirable lifestyle locations, this address places every convenience at your fingertips and the CBD just 6.9km\* from your front door. Walk to Baby Elephant in just one minute\* for a great morning coffee and enjoy a meal at the much-loved Station Hotel, a four-minute\* stroll from home. Footscray's buzzing dining precinct awaits an easy walk away, offering the fabulous Footscray Market, Footscray Plaza, great nightlife and a world of cuisines to explore. For a change of pace, walk to Seddon Village to enjoy its fabulous cafes and eateries, boutiques and gourmet grocers. Walk to the Maribyrnong River Trail for a scenic weekend stroll and enjoy proximity to Footscray Park, where stunning gardens invite you to escape the urban hustle. Those with kids will appreciate the strolling distance proximity to Footscray City Primary School and Footscray High School, while the short walk to Victoria University's Nicholson campus adds extra appeal. Enjoy a swift drive to the heart of the city or enjoy regular rail transfers from Footscray Station and Seddon Station, both a short walk from home. \*Approximate