

# 1304C/2 Tannery Walk, Footscray, Vic 3011



## Apartment For Sale

Saturday, 9 March 2024

1304C/2 Tannery Walk, Footscray, Vic 3011

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Bic Nguyen

0497555757

**\$515,000 - \$560,000**

Embrace urban refinement and practicality in Footscray, Melbourne's diverse and dynamic cultural epicentre. This splendid 9076m<sup>2</sup> apartment presents a desirable comfort, lifestyle, and locality, making it an excellent selection for investors, first-time homeowners, or anyone seeking a more manageable yet elegant residence. Situated in Footscray's pulsating core, this contemporary apartment immerses you in an active arts environment, a myriad of global cultures, and an array of vibrant markets. A leisurely walk will introduce you to a wealth of dining establishments, lively bars, and the acclaimed Footscray market, famous for its fresh local produce, seafood, and an assortment of Asian groceries. The prime location, dotted with various train stations, buses, and trams, ensures a hassle-free commute. Within its walls, the apartment's stylish, open-plan design is punctuated by a generous living/dining space, air conditioning, and a modern kitchen complete with a dishwasher. The dwelling comprises two bedrooms, each furnished with built-in robes, and the master suite adds the extravagance of an ensuite. Complementing the apartment's amenities are a secondary bathroom, a broad terrace balcony offering sweeping views of the suburb and city, and a dedicated parking spot. As an occupant, you'll revel in a suite of high-quality amenities that amplify the luxury experience. These encompass an outdoor pool, sauna, fitness centre, function room, and a rooftop BBQ area. An intercom system offers an added layer of security. Investors will recognise the potential for value appreciation, fuelled by significant upcoming projects like the Westgate Tunnel, Metro Tunnel, and the new Footscray Hospital, all projected to be operational by 2025. First-time buyers will enjoy the tranquillity, expansiveness, and safety this property offers, coupled with the convenience of local shopping facilities and diverse educational institutions. For those seeking to downsize, anticipate a lifestyle requiring minimal upkeep, with all essential amenities within easy reach and a lively community at your doorstep. Relish the duality of a bustling, cosmopolitan location along with a serene, private haven to call home. **DISCLAIMER** Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matter