

**1404C/4 Tannery Walk, Footscray, Vic 3011**



**Apartment For Sale**

Saturday, 10 February 2024

1404C/4 Tannery Walk, Footscray, Vic 3011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Yan Lin  
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**\$699,000 - \$768,000**

Experience the charm of this three-bedroom apartment nestled along the scenic Maribyrnong River. With a layout perfect for entertaining, this home seamlessly integrates indoor and outdoor living. Spanning approximately 87.2m<sup>2</sup> internally and boasting a sprawling external balcony of around 150m<sup>2</sup>, it defines a lavish lifestyle in Footscray's newest premium development. Step into a sophisticated oasis where contemporary fixtures and fittings grace the interiors. Each room offers direct balcony access, capturing breathtaking views of the river and CBD, bringing the outdoors inside. The modern kitchen, featuring high-quality Bosch stainless steel appliances, caters to culinary enthusiasts. Key Features: 3 Bedrooms, 2 Bathrooms, 2 Carpark Internal Floorplan: Approx. 87.2m<sup>2</sup> Total Area: Approx. 237.4m<sup>2</sup> Expected Rent Return: \$600/week (Approx) Building Amenities: Enjoy a range of facilities, including a pool, sauna, gym, communal BBQ area, function room, and secure access/parking with a storage locker. Immerse yourself in a vibrant neighborhood with an array of amenities at your fingertips. From charming cafes to diverse restaurants and the bustling Footscray Market, satisfy your culinary desires effortlessly. Commuting is convenient with Footscray Train Station providing a direct link to Melbourne's CBD, and Victoria University's Footscray Campus within easy reach. Seize the opportunity to embrace the epitome of modern urban living at this remarkable Footscray address! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.