

**15 Alberta Street, West Footscray, Vic 3012**

**House For Sale**

Thursday, 9 November 2023

**BURNHAM**

15 Alberta Street, West Footscray, Vic 3012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 420 m2**

**Type: House**



Fil Defina

0405164399



Celeste Defina

0425810110

**\$1,050,000 - \$1,150,000**

Positioned in a Cal-de-sac, this charming period home is crowned with original ceiling roses, cornices and casement windows amongst many other features. Glass, double doors open to a wide entry with original timber floors, that guide you to the oversized living room and separate formal dining zone. Large windows allow these rooms to be filled with natural light, creating the perfect ambience. Both the living and master bedroom overlook the established front garden. The master bedroom's grand proportions make for a luxurious space. The second double bedroom is serviced by a beautifully renovated, monochrome, central bathroom including tub, marble vanity, hexagon floor tiles and shaving cabinet. The timber top kitchen includes a subway tile splashback, stainless steel canopy rangehood, free-standing 5 burner gas cooker and dishwasher. The space allows for a meals area and full sized pantry. The kitchen takes you to the rear of the home with a flexible layout. Enjoy a third internal bedroom with study or customise the space and create a sunroom. Here also sits the second bathroom with laundry, terrazzo tiles and separate toilet. Step out into a spacious rear garden and be sheltered by the established Wisteria canopy. The garage, as well as the separate fourth bedroom/bungalow still allow for a large garden area with plenty of room for entertaining and play. This premium location is only 300m to the station and a quick train ride to Melbourne's CBD. Your choice of schools surrounds you, and shopping is endless with a 3km distance to either Highpoint Shopping Centre, Footscray or Sunshine shopping precinct. Additional features include:- Original light pendants - Original glass double doors - 2 linen cupboards offer extra storage- Built in Robe in the master bedroom - Split system heating and cooling in the living area- Electric log fireplace in the formal lounge - Ample on-site parking- Single car garage- Established front and rear gardens