

**26A Coral Avenue, Footscray, Vic 3011**



**House For Sale**

Monday, 6 November 2023

26A Coral Avenue, Footscray, Vic 3011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Huss Saad  
0413364769



Raymond Abilameh  
0412210889

## **\$1,000,000 - \$1,100,000**

Resplendent with elegant period features and impressive contemporary proportions, this beautifully renovated and extended three-bedroom, two-bathroom home offers relaxed family living in a peaceful pocket of Footscray. Light-filled interiors are complemented by spacious front and back gardens and a superb alfresco entertaining deck, while off-street parking adds extra appeal. Perfect for families seeking a move-in-ready home in a family-friendly lifestyle location. Open-plan kitchen/living/dining showcasing a sparkling modern kitchen with quality appliances, stone benchtops, and a large island bench + instant access to the alfresco deck for effortless outdoor dining and entertaining. The deck is kept comfortable by electric blinds and radiant heaters and features lockable under-deck storage. Three generous bedrooms with built-in robes including a large master with ensuite. Main bathroom with a full-sized inset bath + European laundry. Charming front garden + generous back garden offering a safe outdoor play space for the kids. Hardwood timber floorboards + soaring ornate ceilings + leadlight and stained glass windows. Fujitsu ducted heating/cooling + double-glazed windows + solar panels with a 7.2kW smart battery. Alarm and CCTV system for peace of mind. Driveway parking for two cars. Enviably positioned within a welcoming pocket of vibrant Footscray, this ideal address offers a fabulous urban lifestyle. Walk to West 48 for a great morning coffee or a cosy lunch with friends, and enjoy enviable proximity to Footscray's dining precinct, Seddon Village, and West Footscray for a diverse selection of eateries and cafes to explore. Highpoint Shopping Centre and Central West Shopping Centre are both only moments from home offering dynamic shopping and entertainment, while the selection of parks and reserves within walking distance adds extra appeal for those with kids. Only 8.9km from the CBD with easy road access, or walk to West Footscray Station for regular city-bound trains. Walk to Footscray North Primary School and St. John's Primary School and drive to Maribyrnong College in three minutes.