

**3/251 Nicholson Street, Seddon, Vic 3011**

J A S T E P H E N S

**Apartment For Sale**

Thursday, 13 June 2024

3/251 Nicholson Street, Seddon, Vic 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$450,000 - \$495,000**

• Updated apartment within a well-kept low-rise complex in an unbeatable lifestyle location • Two bedrooms with built-in robes • Open-plan kitchen/dining/living • Bright combined bathroom/laundry • Split-system heating and cooling • Timber floorboards + plush carpet • Private entertainer's back garden with secure gated access • Allocated parking right next to the garden gate

Updated throughout to offer an instantly inviting city-fringe retreat, this sunny two-bedroom apartment presents an exciting opportunity for first-home buyers and clever investors alike. Boasting the rare advantage of a private garden, the apartment also offers easy outdoor entertaining, while its superb location ensures a fabulous walk-to-everything lifestyle. Stunning timber floorboards accentuate the sunny open-plan living space, where lounge and dining zones are joined by a well-appointed kitchen offering electric cooking and timber-look cabinetry styled with a chic mosaic-tiled splashback. The bedrooms are both carpeted for comfort and offer the easy storage of built-in robes. The larger master is kept comfortable by split-system heating and cooling, while the second bedroom offers direct access to a deck overlooking the spacious garden. Low-maintenance artificial turf is fringed by established garden beds to create a private outdoor oasis perfect for entertaining. The bright bathroom includes laundry facilities and is complemented by a separate toilet, while allocated parking ideally situated right next to the garden gate adds extra convenience in this fabulous leave-the-car-at-home location.

Why you'll love this location: Situated just 6.8 km\* from Melbourne's bustling CBD and within walking distance of some of the Inner West's most loved attractions, this address is sure to impress! Grab a morning coffee from Baby Elephant, a five-minute\* stroll from home or walk into the heart of Seddon Village in just ten minutes\* to immerse yourself in its vibrant atmosphere. Welcoming cafes, renowned restaurants and inviting boutiques tempt you, while gourmet grocers and handy services ensure convenience. Footscray is also an easy walk from home, promising a world of cuisines and great nightlife to explore. Walk to Seddon Station in seven minutes\* for regular trains to the city or a one-stop ride to Yarraville Village, where you can meet friends at a cosy wine bar or catch a movie at the iconic Sun Theatre. The eight-minute\* walk to Yarraville Gardens adds extra lifestyle appeal while the six-minute\* stroll to Victoria University and three-minute\* walk to Footscray City Primary School and Footscray High School make this an ideal base for tertiary students and those with a school-aged child. \*Approximate