

# 3/51-53 Alma Street, West Footscray, Vic 3012

J A S S T E P H E N S

## Villa For Sale

Tuesday, 30 April 2024

3/51-53 Alma Street, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Taylor Romao  
0428888754



Rodrigo Covarrubias  
0420503316

**\$635,000**

• Updated villa ideally positioned to enjoy a quiet, peaceful lifestyle without compromising on convenience • Perfect for first-home buyers, downsizers and investors keen to access a sought-after location • Two bedrooms with built-in robes • Sunny kitchen/meals/living • Beautifully updated bathroom with separate toilet • Walk-in laundry with internal/external access • Stunning timber floorboards in bedrooms and living spaces • Wraparound entertaining deck • Secure garage for easy off-street parking

Offering peace, privacy and security in a superb lifestyle location, this instantly inviting villa is sure to excite first-home buyers, downsizers and investors alike. Light-filled interiors accentuated by polished timber floorboards are complemented by easy alfresco entertaining, creating an indoor/outdoor retreat you'll love coming home to. Free-flowing open-plan living showcases a sunlit living room and a well-appointed kitchen/dining space, sure to delight those who love to cook and entertain. Gather friends for a dinner party or settle in for a cosy movie night – this is a space you'll love spending time in and is undoubtedly the heart of the home. When it's time to rest, two bedrooms with built-in robes offer inviting accommodation and share the beautifully updated bathroom, where feature tiling and chic tapware adorn an inset bathtub with overhead rainfall shower accompanied by an elegant vanity and separate toilet. Outside a secure, wraparound deck fringed by low-maintenance garden beds offers the perfect spot to enjoy the sun in total privacy, to dine and entertain alfresco with ease and for the kids to play safely in the fresh air. A walk-in laundry with internal/external access adds extra appeal, while the secure garage makes off-street parking a breeze.

Why you'll love this location: Nestled within a quiet, leafy pocket of sought-after West Footscray and surrounded by friendly neighbours, this address offers an easy city-fringe lifestyle with enviable access to every convenience. The corner store awaits a one-minute\* stroll from home, perfect for when you run out of milk, while Central West Shopping Centre is an eight-minute\* walk away offering vibrant shopping and a choice of major supermarkets. Easy access to Highpoint Shopping Centre adds extra location appeal, offering world-class designer and big-name shopping, entertainment and diverse dining. Enjoy walking distance proximity to some of West Footscray's favourite cafes, with Brother Nancy and Dumbo both a short stroll away, and walk to Barkly Village for eateries, shops and services. Catch the bus to the heart of Footscray to indulge in a world of cuisines, great nightlife and the convenience of the fabulous Footscray Market and enjoy an easy bus or train ride to the CBD, with Tottenham Station a 12-minute\* walk from home. Walking distance proximity to a range of parks, playgrounds and Footscray West Primary School adds appeal for young families, while older kids can catch the bus to Footscray High School's Barkly campus. \*Approximate