

**3/7 Clarendon Parade, West Footscray, Vic 3012**



**Unit For Sale**

Saturday, 15 June 2024

3/7 Clarendon Parade, West Footscray, Vic 3012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$645,000 - \$675,000**

Discover a haven of comfort and convenience within this immaculately maintained villa, superbly nestled in the heart of West Footscray. Boasting a spacious open plan layout, this residence is an appealing option for both savvy investors seeking a solid opportunity, first-time homeowners or downsizers looking for the utmost in low maintenance living. The light-filled abode boasts a well thought out floor plan with three generous sized bedrooms, sparkling central bathroom, flowing seamlessly onto a large open kitchen, complete with modern stone bench tops, dishwasher and Blanco oven, and pristine meals and living area. All this looking onto a lovely established courtyard encompassed by lush trees which provide a sense of privacy and the perfect spot to entertain family and friends. Features abound including split system heating and cooling, BIRs, separate laundry, single car garage and ample storage space. Conveniently positioned within a short stroll to public transport, Hansen Reserve only one street away and the best in local cafes and eateries, with Melbourne CBD approx. 10km away, this is a golden opportunity to embrace a lifestyle where comfort meets simplicity.