

304 Essex Street, West Footscray, Vic 3012

J A S S T E P H E N S

House For Sale

Tuesday, 6 February 2024

304 Essex Street, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



John Galea

0405564669

\$700,000 - \$750,000

• Welcoming Californian Bungalow offering comfortable family living in an ultra-convenient lifestyle location • Move-in ready with scope for updates and room for extension (STCA) • Distinct but connected living, dining, kitchen and retreat with garden views • Three bedrooms, including two with built-in robes • Centrally positioned bathroom with shower over bath • Walk-in laundry with adjoining guest powder room • Generous back garden with covered entertaining patio • Driveway and carport parking

Offering period charm and plenty of outdoor space, this move-in-ready three-bedroom home is an instantly inviting family retreat, ideally situated for convenience and lifestyle. Scope for further updates and room to extend (STCA) will excite keen renovators, while its popular location will appeal to investors seeking an attractive family rental proposition to add to their portfolio. Sunny interconnected living and dining zones are crowned by soaring decorative ceilings, with the adjoining kitchen flowing effortlessly to the huge retreat, offering the luxury of yet another living space for the family to enjoy. Three bedrooms provide spacious accommodation, with two appointed with built-in robes for easy storage. Servicing the bedrooms is the centrally positioned bathroom, perfectly complemented by a guest powder room adjoining the walk-in laundry. A generous back garden awaits and a covered patio invites you to dine alfresco while the kids play cricket on the expanse of lush lawn, while the covered carport doubles as another large entertaining space.

Why you'll love this location: With every convenience at your fingertips, this ideally positioned home offers a lifestyle of ease and enviable access to the delights of West Footscray. Walk to Brother Nancy for a superb morning coffee and enjoy vibrant shopping, dining and a choice of supermarkets at Central West Shopping Centre, just a six-minute* stroll from home. Walk to your choice of parks and reserves, including Dobson Reserve and its much-loved playground and enjoy moments-from-home access to Barkly Village, Highpoint Shopping Centre, Medway Golf Club and Footscray Park. Families will appreciate the short walk to both Dinjerra Primary School and Christ The King Primary School, while the big kids will enjoy an easy bus ride to Braybrook College. Drive into the city with ease or simply jump on the 216 bus at the stop right at your front door for a stress-free journey direct to the heart of the CBD. Alternatively, walk to Tottenham Station in 12 minutes* for regular citybound trains. *Approximate