

308 Geelong Road, West Footscray, Vic 3012

J A S T E P H E N S

House For Sale

Thursday, 9 November 2023

308 Geelong Road, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Tate Moore

\$1,000,000 - \$1,100,000

• Superbly renovated period home offering move-in-ready family living in a prime lifestyle location • Three generous bedrooms with built-in robes • Beautifully appointed kitchen + open-plan living/dining opening to entertaining deck • Large family bathroom with bath + second bathroom + European laundry • Freestanding studio providing an ideal workspace or guest accommodation • Cosy gas log fire in the living area + reverse cycle air-conditioning throughout • Landscaped front garden + spacious north-facing back garden • Driveway parking

Offering light-filled family living with loads of style, this beautifully renovated three-bedroom, two-bathroom Californian Bungalow exudes period elegance perfectly complemented by timeless modern updates. Light-filled interiors are accentuated by soaring ornate ceilings, timber floorboards and stained-glass windows, while outside an enviably proportioned back garden and superb outdoor entertaining deck await. Three bedrooms with built-in robes offer spacious accommodation and are kept peaceful and quiet thanks to the sliding barn-style door separating them from the living area, where a well-appointed kitchen enjoys an easy connection to the open-plan living/dining space. Bi-folding doors invite you to dine and entertain alfresco with ease on the spacious deck, while the large back garden beyond promises a fabulous play space for the kids – an increasingly rare advantage this close to the city! Nestled within the back garden is a studio perfect for use as a home office or guest accommodation, with its cathedral ceiling and cheery colour scheme making it the perfect addition to the main residence. Two modern bathrooms provide ultimate family convenience, while the discreet European laundry and easy off-street parking add extra appeal to this superbly presented home.

Why you'll love this location: Perfectly positioned to enjoy the famed Inner West lifestyle, this welcoming home promises ease and convenience just 10.3km* from the CBD. Grab a great morning coffee from The Western Brew, a three-minute* walk from home and stroll to Somerville Road to enjoy its selection of cafes and eateries. Seddon Village awaits within walking distance and proximity to Yarraville Village, Barkly Village and the buzzing shopping and dining precinct of Footscray adds extra lifestyle appeal. Walk to your choice of parks and playgrounds including Cruickshank Park - a beautiful natural escape with the Stony Creek Trail and playgrounds for the kids to enjoy. Families will appreciate the short walk to both Kingsville Primary School and Corpus Christi Primary School, while city workers will have an easy rail commute from West Footscray Station, an easy stroll from home. *Approximate