

# 34 Palmerston Street, West Footscray, Vic 3012

J A S T E P H E N S

## House For Sale

Tuesday, 7 May 2024

34 Palmerston Street, West Footscray, Vic 3012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tate Moore



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**\$1,550,000 - \$1,650,000**

• Meticulously renovated and extended period home boasting the very best in old-meets-new design • An outstanding opportunity for discerning families seeking a ready-made dream home • Superb open-plan kitchen/dining/living • Master bedroom with light filled luxe ensuite and full-width built-in robe • Two additional bedrooms with built-in robes + fourth bedroom/retreat with in-built desk and storage • Beautiful main bathroom with walk-in rainfall shower and full-sized bathtub • Walk-in laundry with internal/external access • Stunning timber floorboards • Comfort assured by ducted heating/cooling + split systems • Superb alfresco entertaining zone with in-built BBQ + professionally landscaped private back garden • Carport and driveway parking

Setting the standard for period home transformations, this stunning four-bedroom, two-bathroom family sanctuary presents an unmissable opportunity for discerning buyers. Architecturally designed, meticulously renovated and finished with high-end designer touches throughout, the home delivers light-filled interiors and fabulous outdoor entertaining to offer a luxury retreat in a superb lifestyle location. With a discreet side entrance welcoming you home, you'll be instantly greeted by a stunning entry hall accentuated by fluted timber cabinetry with a pendant-lit alcove perfect for displaying your favourite artwork. Spacious open-plan living offers a light-filled hub for family time and easy entertaining, showcasing a beautifully designed and appointed kitchen and generous living and dining zones. The kitchen's stunning terrazzo stone benchtops highlight sleek soft-close cabinetry, while the quality appliances and large island bench add extra appeal. The dining and living zones enjoy views of the back garden and offer instant access to the brick-paved alfresco entertaining patio, where an in-built BBQ makes hosting gatherings and celebrations a breeze. The garden beyond is a private oasis of lush lawn and established greenery, offering a fabulous play space for the kids. When it's time to rest, four bedrooms offer five-star accommodation. Relax in the master bedroom, where a full-width built-in robe ensures easy storage and a beautifully appointed skylit ensuite offers a walk-in rainfall shower and stunning terrazzo tiling. Two additional bedrooms with built-in robes are joined by a fourth bedroom with an in-built desk and storage, also ideal for use as a formal lounge or retreat space. The spacious main bathroom serves the kids' rooms, with a full-sized bath accompanied by a rainfall shower, feature tiling and a stylish timber vanity. The walk-in laundry offers internal and external access for superb functionality, while ducted heating and cooling joins forces with strategically positioned split-systems to ensure your constant comfort. Why you'll love this location: Situated on one of the suburbs prettiest, tree-lined streets just 10.1km\* from the city, this address places the conveniences of West Footscray within walking distance and a superb lifestyle in the palm of your hand. Walk to Brother Nancy for a great morning coffee and stroll to Barkly Village to take your pick of shops, eateries and services – grab a coffee and bagel at the much-loved Migrant Coffee, browse the shelves at the beautiful Chestnut Tree bookshop or spend a quiet afternoon at the West Footscray library. A seven-minute\* walk from home Central West Shopping Centre offers vibrant shopping and a choice of supermarkets, while just eight minutes away the heart of Footscray awaits with diverse dining, great shopping, and the incomparable Footscray Market. The kids will love being able to walk to the Gaudion Reserve playground in just four minutes\* while parents can look forward to enviably easy school mornings ahead, with Footscray West Primary School within walking distance of home and Footscray High School an easy bus ride away. Enjoy a swift drive into the CBD or walk to West Footscray or Tottenham Station for regular city-bound trains. \*Approximate