

# 36 Creswick Street, Footscray, Vic 3011

J A S T E P H E N S

## Sold House

Tuesday, 19 March 2024

36 Creswick Street, Footscray, Vic 3011

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 348 m<sup>2</sup>

Type: House



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**\$926,000**

• Classic Footscray weatherboard offering a superb renovation or development opportunity (STCA) in a prime lifestyle location  
• On the market for the first time in 65 years  
• Deep 348sqm\* allotment with street frontages on Creswick Street and Chatham Street  
• Two carpeted bedrooms, including master with built-in robe  
• Living room + adjoining kitchen/dining  
• Bathroom with accessible shower and separate toilet + large laundry  
• Spacious, well-maintained front and back gardens  
• Studio, workshop and carport  
Having been loved by the same family for 65 years, this ideally positioned home is now ready for new owners to make it theirs. Plan a renovation to refresh the well-maintained interiors and add an extension (STCA) to suit your family's needs or clear the site to make way for a brand-new dream home (STCA). Set on a generous allotment with two street frontages, the property also presents exciting potential as a development site with space for two independent dwellings (STCA). The existing house offers two generous bedrooms, including a large master with front garden views and a built-in robe. The living room features a retro fireplace and air-conditioning, while the adjoining kitchen/dining room exudes neat-as-a-pin nostalgic charm. The modern bathroom is complemented by a separate toilet and a large sunroom offers easy access to the internal laundry. Outside beautifully maintained front and back gardens await, offering plenty of play space for kids and pets. The backyard offers a freestanding studio, a large workshop and carport parking accessible via the home's second frontage on Chatham Street. With boundless possibilities and exciting potential, this property is sure to delight a broad range of buyers. Why you'll love this location: This is undoubtedly one of Footscray's most coveted locations with a dynamic urban lifestyle on your doorstep and the CBD only 8.1km\* from your front door. Walk To Footscray Park to immerse yourself in its magnificent gardens or head straight into the buzz of Footscray's renowned dining scene, with Barkly Street's bars and eateries a ten-minute\* stroll from home. A four-minute\* drive or easy bus ride will deliver you to the heart of Footscray to enjoy its international cuisines, the Footscray Market and the convenience of Coles and Kmart at Footscray Plaza. Footscray Hospital and Whitten Oval are both within easy walking distance, while proximity to Seddon Village and West Footscray's fabulous cafes adds extra lifestyle appeal. Families will love being able to walk to Footscray Primary School and Footscray High School while uni students can look forward to a nine-minute\* stroll to Victoria University's Footscray Park campus. Enjoy an easy drive or bus ride into the city or walk to Middle Footscray Station for regular CBD-bound trains.\*Approximate