

# 4/50 Raleigh Street, Footscray, Vic 3011

J A S T E P H E N S

## Townhouse For Sale

Tuesday, 23 April 2024

4/50 Raleigh Street, Footscray, Vic 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$550,000 - \$600,000**

• Beautifully presented townhouse, offering chic, low-maintenance living and superb alfresco entertaining in a prime walk-to-everything location • Open-plan kitchen/dining/living opening to a private entertaining courtyard • Two carpeted bedrooms with built-in robes and direct bathroom access • Luxe bathroom with walk-in rainfall shower, luxe bathtub and sophisticated contemporary styling • Guest powder room + European laundry • Split-system heating and cooling • Under-stair storage • Secure garage for easy off-street parking

Presenting an outstanding lifestyle opportunity for home buyers and superb rental potential for astute investors, this immaculately presented townhouse offers stylish, low-maintenance living and easy alfresco entertaining in one of Footscray's most coveted locations. Updated and styled to perfection inside and out, you'll have absolutely nothing to do but move in and enjoy your new fabulous city-fringe lifestyle!

On the ground level, light-filled open-plan living showcases a well-appointed stone-topped kitchen, sure to impress even the keenest of cooks. Stainless steel appliances and plenty of storage are accompanied by a pendant-lit breakfast bar overlooking the generous living/dining zone, where you'll have plenty of space to relax and entertain in the comfort of split-system heating and cooling. Sliding doors invite you to step outside to the superbly private entertaining courtyard, where you'll love hosting family and friends for alfresco gatherings and celebrations. Cheery festoon lights provide a festive ambiance, while in-built bench seating and leafy privacy screening add extra appeal to this inviting space.

Back inside, a stunning timber spiral staircase leads to the second floor where two luxuriously carpeted bedrooms with built-in robes both enjoy direct access to the five-star bathroom. Floor-to-ceiling tiling sets the backdrop for everyday luxury, with a deep bathtub and a walk-in rainfall shower accentuated by chic matte black tapware. A guest powder room offers the perfect complement to the bathroom, while the European laundry and secure garage add extra appeal to this instantly inviting home.

Why you'll love this location: This enviably positioned townhouse places a dynamic city-fringe lifestyle on your doorstep, with every convenience within walking distance and the CBD just 7km\* from home. Stroll into the heart of Footscray's buzzing shopping and dining precinct in just five minutes\* to pick up some groceries at Coles and the fabulous Footscray Market or to enjoy a night out with friends at one of the many restaurants, pubs and bars on offer. Seddon Village also awaits just a five-minute\* stroll from home, inviting you to take your pick of cosmopolitan cafes, renowned restaurants and eateries, boutique shops and gourmet grocers. Those with kids will benefit from walking distance proximity to Footscray Primary School and Footscray High School, while the easy walk to Victoria University's Nicholson campus adds extra rental appeal. Enjoy a short drive into the CBD or walk to Middle Footscray Station in six minutes\* for a blink-and-you'll-miss-it rail commute into the city.\*Approximate