

# 41 Wolverhampton Street, Footscray, Vic 3011

J A S T E P H E N S

## Sold House

Thursday, 12 October 2023

41 Wolverhampton Street, Footscray, Vic 3011

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Tate Moore



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**\$940,000**

• Beautifully presented family home ideally located in a prime, leave-the-car-at-home location • Three bedrooms including a luxe master suite with ensuite • Open-plan kitchen/dining/living • Main bathroom with bathtub + walk-in laundry with adjoining guest toilet • Quality floor treatments throughout, including polished timber floorboards and plush carpet • Split-system heating and cooling • Inviting entertainer's garden with a large, decked area ideal for alfresco dining and gatherings • Green Title – no common or shared areas • Off-street parking

Offering chic contemporary interiors, a low-maintenance entertainer's garden and a superb lifestyle location, this three-bedroom, two-bathroom home will delight families and investors alike. Unfolding over two spacious levels, the floor plan has been perfectly designed for family living. Upstairs, the large master suite provides an inviting escape for parents, with a walk-in robe, ensuite and private balcony to enjoy. A large second bedroom shares the top floor, with a built-in robe and easy access to the sparkling main bathroom. Privately positioned downstairs is the third bedroom, also ideal for use as a generous home office, playroom or extra living space. Spacious open-plan living is underscored by polished timber floorboards, offering light-filled living and dining zones and a well-appointed full-sized kitchen with stone benchtops and quality appliances. Sliding doors open to the huge entertaining deck, fringed by established trees and a grassed area to create an inviting outdoor space the whole family will love. A walk-in laundry with a guest toilet is a welcome inclusion for busy families, while off-street parking is a huge advantage in this popular location. Why you'll love this location: Perfectly positioned just 7.5km\* from Melbourne's vibrant CBD and within easy walking distance of Footscray, West Footscray and Seddon Village, this is undoubtedly one of Footscray's most sought-after locations! Barkly Street's bars and eateries await a six-minute\* stroll from home or walk into the heart of Footscray to take your pick of cuisines to enjoy. Coles, Kmart and the fabulous Footscray Market are all a short walk away ensuring every convenience is at your fingertips, while walking distance to West Footscray's Barkly Village and renowned cafes adds extra appeal. Walk to Seddon Village for a coffee or lunch at one of the village cafes, to indulge in some boutique shopping or to pick up some gourmet supplies from one of the village grocers. Families will appreciate the short walk to Footscray Primary School and Footscray High School while strolling distance proximity to Footscray Park, Victoria University and Middle Footscray Station makes this one of Footscray's most convenient locations. \*Approximate