

46 Newell Street, Footscray, Vic 3011

buxton

House For Sale

Wednesday, 24 April 2024

46 Newell Street, Footscray, Vic 3011

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 302 m2

Type: House



Matthew John
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Peter Skourtis
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\$1,190,000 - \$1,290,000

Nestled in the vibrant heart of Footscray, 46 Newell Street is a captivating blend of Victorian charm and contemporary living. This beautifully restored circa 1900 block-fronted weatherboard cottage offers 2 bedrooms, 1 bathroom, and parking for 2 cars, all on a spacious 304sqm lot just 5kms from the city. Step inside and be greeted by the grandeur of 3.3-meter high ceilings, lending an airy, open feel to the generous bedrooms. Traditional sash windows and plantation shutters add character, while the light-filled open-plan living and dining area seamlessly connect to the kitchen, creating an inviting space to relax and entertain. Throughout the home, lime washed floorboards add warmth and style. Outside, the north-facing backyard is a private oasis, designed by Grounded Gardens, featuring rare plants, established trees, and custom corten steel raised vegetable gardens. Imagine lazy afternoons in this serene space, complete with automated irrigation and a garden shed for storage. No expense has been spared in the restoration of this home. Recent upgrades include a custom-designed kitchen and bathroom, both equipped with high-end Fisher & Paykel appliances. A new ducted heating and evaporative cooling system ensure year-round comfort, while Carrara marble hearth decorative fireplaces add a touch of elegance. For convenience, there's rear lane access with an electronic double roller door, providing ample off-street parking. Inside, custom v-groove floor-to-ceiling joinery by Inner West Joinery offers plenty of storage space, including a built-in desk in the second bedroom. Beyond the doorstep, you'll discover the best of Footscray living. Footscray Park and the picturesque Maribyrnong River are just a short stroll away, offering endless outdoor activities. The train station is a convenient 800m walk, with trams and buses even closer. Plus, the city is just 4 train stops away, putting Melbourne's cultural and sporting attractions within easy reach. Local amenities abound, from the renowned Footscray markets to charming shops, restaurants, and wine bars. Schools are nearby, as well as Victoria University, and Seddon and Yarraville Villages are just a short distance away. Additionally, the newly built Footscray Hospital, the largest in the Southern Hemisphere, adds value to this prime location. With potential to build a second story (STCA), imagine the breathtaking views of Flemington Race Course, the Maribyrnong River, and the Melbourne City Skyline. Don't miss your chance to own this meticulously restored gem, where historic charm meets modern convenience in the heart of Footscray.