

48 Rupert Street, West Footscray, Vic 3012

J A S S T E P H E N S

House For Sale

Monday, 27 November 2023

48 Rupert Street, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Tate Moore



Lachlan Haddrell
0478751101

\$1,250,000 - \$1,350,000

• Updated and extended heritage residence set on a 525* sqm allotment • Perfect for families seeking a character home in a prime lifestyle location • Beautifully preserved period features complemented by modern comforts • Three bedrooms, including two with built-in robes • Open-plan kitchen/dining/living + oversized home office • Two bathrooms for superb family convenience + walk-in laundry • Split-system heating and cooling • Ducted gas heating • Large, low-maintenance north facing back garden with established trees, entertaining patio and covered deck • Terracotta tiled roof + solar panel system for sustainable energy • Driveway and carport parking

Buyers seeking an impressive family retreat in a coveted lifestyle location will be delighted by this beautifully presented Californian Bungalow, where stunning period features provide an undeniable sense of grandeur and a spacious extension has added contemporary proportions. Twin bow windows make an instant impression as you make your way to the privately positioned main entrance, where decorative glass-panelled doors offer the perfect welcome home. Inside, soaring ornate ceilings with stunning cornices crown three generous bedrooms and an oversized home office in the original part of the house. The huge master bedroom enjoys front garden views and boasts meticulously restored timber wall panelling, while the two additional bedrooms benefit from built-in robes. Two bathrooms service the bedrooms ensuring enviable convenience, with the main bathroom boasting a solid marble vanity top, a full-sized bath, and the welcome warmth of IXL Tastic lighting. The superb Hille's Home extension reveals open-plan living, showcasing enviably spacious living and dining zones and a well-appointed family kitchen. French doors open to the entertaining deck stepping down to a brick-paved patio and spacious north-facing back garden oasis filled with established palm trees, apricot and a large thornless honey-locust tree providing beautiful, dappled shade in summer. The cubbyhouse is sure to delight the kids, while the garden shed and convenient BBQ gas point add extra appeal. Other highlights include a walk-in laundry, skylit attic storage, split-system heating and cooling, ducted gas heating and easy off-street parking for multiple vehicles.

Why you'll love this location: Set on a wide, quiet street just moments from every convenience, this inviting home offers family-friendly living just 9km* from the heart of Melbourne's vibrant CBD. Walk to your choice of much-loved cafes for your morning coffee, with Dumbo, Migrant Coffee and Brother Nancy all just moments away. Barkly Village offers a great selection of shops and eateries a six-minute* stroll from home, while Central West Shopping Centre boasts vibrant shopping and a choice of supermarkets within walking distance. Walk the kids to Footscray West Primary School in eight minutes* and rest easy knowing the big kids have an easy bus ride to Footscray High School or the pick-up point for popular Westbourne Grammar School. Enjoy easy driving access to the CBD or walk to either West Footscray or Tottenham Stations for regular city-bound trains. *Approximate