

48B Napoleon Street, West Footscray, Vic 3012

J A S S T E P H E N S

Townhouse For Sale

Friday, 23 February 2024

48B Napoleon Street, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Andy Simpson
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\$820,000 - \$870,000

• Beautifully presented three-bedroom, two-bathroom townhouse offering modern family living in a prime location

- Open-plan kitchen/dining/living
- Master bedroom with built-in robe and stunning ensuite + two additional bedrooms with built-in robes
- Sleek family bathroom with bath and shower + guest powder room + European laundry
- Split-system heating/cooling
- Quality floor treatments throughout, including engineered timber floorboards and plush carpet
- Low-maintenance north-facing courtyard with paved entertaining patio
- Secure garage + additional driveway parking
- Six-star energy rating

Designed to perfection for modern family living, this impeccably presented three-bedroom, two-bathroom townhouse is sure to delight buyers and investors seeking luxury and convenience. Light-filled interiors unfold over two spacious levels with impressive high ceilings, while outside low-maintenance alfresco entertaining awaits. Stunning engineered timber floorboards greet you in the generous entry foyer, sweeping down the hallway to the spacious open-plan living area, where generous lounge and dining zones are accompanied by a beautifully styled kitchen. Stone benchtops and chic herringbone tiling offer a stylish finish to this inherently practical kitchen, with a walk-in pantry and large breakfast bar making it perfect for family life. Sliding doors open to the easy-care courtyard for effortless indoor/outdoor living, with a paved patio ideal for alfresco dining in the warmer months. Perched quietly on the upper level are three inviting bedrooms with built-in robes, including a superb master with a private ensuite. Sharing the upper level is the centrally positioned main bathroom with bath and shower, ideally complemented by the convenience of a guest powder room on the lower level. Other highlights include strategically positioned split-system heating and cooling units to ensure the whole house remains invitingly comfortable, a discreet European laundry and secure garage parking.

Why you'll love this location: This ideal address places every convenience a short walk from home and Melbourne's vibrant CBD just 10.1km* away. Walk to your choice of renowned cafes for a great morning coffee, with Brother Nancy and One For The Crow both just a ten-minute* stroll from home. Walk to Barkly Village to enjoy its eateries, shops and services or stroll to Central West Shopping Centre for great shopping and a choice of supermarkets just seven minutes from your front door. Easy bus access to Footscray's vibrant shopping and dining precinct adds significant appeal, with enticing international cuisines to explore and the convenience of Coles, Kmart and the Footscray Market. Walk to a choice of parks and reserves, including Shepherd Gardens and Dobsons Reserve and enjoy easy school mornings ahead, with Footscray West Primary School and Christ The King Primary School both within easy walking distance and Braybrook College only moments from home. Nearby freeway access ensures an easy drive to the city or walk to the nearby bus stop or Tottenham Station for regular public transport transfers. *Approximate