

# 48C Napoleon Street, West Footscray, Vic 3012

J A S S T E P H E N S

## Townhouse For Sale

Wednesday, 29 May 2024

48C Napoleon Street, West Footscray, Vic 3012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$820,000 - \$870,000**

• Instantly inviting three-bedroom, two-bathroom townhouse offering a superb city-fringe sanctuary in a sought-after West Footscray location • An outstanding opportunity for home buyers and investors alike • Sun-drenched open-plan kitchen/dining/living • Privately positioned master bedroom with walk-in robe and ensuite • Two additional bedrooms, including one with a walk-in robe • Enviably spacious main bathroom + guest powder room + walk-in laundry • Low-maintenance entertaining patio and neat backyard with garden shed • Split-system heating/cooling + six-star energy rating • High-end floor treatments throughout, including stunning engineered timber floorboards and quality carpet • High ceilings on both levels • Driveway parking

Mindfully designed and immaculately styled for easy modern living, this three-bedroom, two-bathroom townhouse is sure to leave an unforgettable impression on those seeking to live or invest in a prime lifestyle location. Light-filled interiors highlighted by quality finishes are ideally complemented by easy alfresco entertaining to create a city-fringe sanctuary sure to steal your heart. Step inside to be greeted by stunning engineered timber floorboards running the length of the hallway to the sunny open-plan living area. Spacious lounge and dining zones are accompanied by a beautifully appointed kitchen boasting sleek stone benchtops, stylish herringbone tiling, a walk-in pantry and breakfast bar. Sliding doors invite you to dine and entertain alfresco on the north-facing patio, while the neat-as-a-pin garden beyond offers a safe play space for kids and pets. The master bedroom is privately positioned on the lower level, offering the luxury of a walk-in robe and a private ensuite, while upstairs two more bedrooms await, including one with a walk-in robe and one that would also be ideal for use as a spacious work-from-home office. The oversized main bathroom shares the upper level and is ideally complemented by the downstairs guest powder room for ultimate convenience. Split-system heating and cooling ensure your comfort, while the convenience of a walk-in laundry and off-street parking adds extra appeal to this undeniably enticing home. Why you'll love this location: Situated just 10.1km\* from the CBD and within easy strolling distance of every convenience, this address promises the city-fringe lifestyle you've been dreaming of. Walk to your choice of great cafes for your morning coffee or a bite to eat, with Brother Nancy and One For The Crow both just a ten-minute\* stroll from home. Walk to Barkly Village to enjoy its shops, services and many eateries and enjoy walking distance proximity to Central West Shopping Centre, where you'll be treated to vibrant shopping and a choice of supermarkets. Easy bus access to the heart of Footscray adds significant lifestyle appeal and enviably easy access to its renowned dining and nightlife and the fabulous Footscray Market. Stroll to a choice of parks and reserves and enjoy easy school mornings, with Footscray West Primary School and Christ The King Primary School both just a walk away and Braybrook College only moments from home. Enjoy an easy drive into the city or walk to the nearby bus stop or Tottenham Station to sit back and enjoy the journey by public transport. \*Approximate