

49 Argyle Street, West Footscray, Vic 3012

J A S S T E P H E N S

House For Sale

Wednesday, 7 February 2024

49 Argyle Street, West Footscray, Vic 3012

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Andy Simpson
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\$850,000 - \$895,000

• Beautifully maintained home circa 1976 offering move-in-ready living with exciting scope for modern updates and room for extension (STCA) • Perfect for families and renovators • Large master bedroom with full-width built-in robe and direct bathroom access • Two additional bedrooms, one with built-in robe • Open-plan kitchen/meals/family + living/dining • Generous bathroom with bath and shower + adjoining powder room • Walk-in laundry with internal/external access • Large, paved backyard with covered entertaining patio • Secure drive-through garage + driveway parking

Buyers seeking a perfectly located Inner West home will be delighted by this 1970s classic in one of West Footscray's most sought-after neighbourhoods. Beautifully maintained interiors ensure you can move right in with nothing to do, while exciting scope for a modern makeover and room for extension (STCA) will ignite the imaginations of renovators. Interconnected but distinct living spaces offer plenty of flexibility, with a large open-plan kitchen/meals/family space connected by French doors to a separate formal dining room and spacious formal living room. Three bedrooms offer comfortable accommodation and include an oversized master with a full-width built-in robe and direct access to the bathroom for an ensuite experience. A large walk-in laundry adds extra family appeal, while the secure garage and extra off-street parking are a huge advantage in this prime walk-to-everything location. Outside a large low-maintenance back garden awaits your imagination, offering potential for transformation or plenty of room to extend the house to suit your needs (STCA). This is an outstanding opportunity to secure an affordable entry to this coveted part of West Footscray – don't miss your chance to come and see it for yourself!

Why you'll love this location: Less than 9km* from the CBD and close to every convenience, this location promises a relaxed city-fringe lifestyle in a family-friendly pocket of West Footscray. Barkly Village is a one-minute* walk around the corner, offering cafes and eateries, shops and services, while the short stroll to Dumbo and Brother Nancy will further delight the coffee lovers in the family! Walk to a selection of parks and reserves for an easy outdoor lifestyle and enjoy walking distance proximity to Central West Shopping Centre for vibrant shopping and a choice of supermarkets. Footscray offers a renowned dining scene, the Footscray Market and diverse shopping just six minutes* from home, while easy access to the villages of Seddon and Yarraville adds extra lifestyle appeal. Families will benefit from sought-after school zoning, with Footscray West Primary School a three-minute* walk from home and Footscray High School's Barkly campus easily accessible by bus. Enjoy an easy drive into the CBD or walk to West Footscray Station for regular city-bound trains.*Approximate