

**5/30 Clive Street, West Footscray, Vic 3012**

J A S S T E P H E N S

**Townhouse For Sale**

Thursday, 21 March 2024

5/30 Clive Street, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Taylor Romao  
0428888754



Rodrigo Covarrubias  
0420503316

**\$700,000 - \$770,000**

• Architecturally designed townhouse superbly situated in a coveted West Footscray location • Two privately positioned bedrooms with built-in robes • Two sleek bathrooms • Open-plan kitchen/dining/living + wine storage • Generous study • Quality floor treatments throughout, including floating timber floorboards + customised joinery • Slimline split-system heating/cooling units • Large alfresco entertaining terrace with in-built Weber BBQ and storage • Security screen door at entry • Solar gas hot water with instant gas booster • Secure remote-controlled garage with incorporated laundry facilities and direct internal access

This beautifully presented two-bedroom townhouse exudes modern elegance and is sure to make an impression on buyers and investors seeking a low-maintenance lifestyle property in a prime city fringe location. Unfolding over two light-filled levels, this is a house you'll love coming home to, with welcoming designer interiors accentuated by quality floor treatments and custom joinery, a free-flowing floorplan and effortless outdoor entertaining to enjoy. Two bedrooms with built-in robes promise inviting accommodation, each serviced by its own bathroom for ultimate privacy and convenience. Spacious, sun-drenched open-plan living offers generous dining and living zones and a superbly appointed gourmet kitchen boasting stone benchtops, wine storage and quality stainless steel appliances sure to impress even the keenest of cooks. Extending the living space to the outdoors is the large entertaining terrace, where an in-built Weber BBQ, privacy screening and plenty of room for an alfresco dining setting and lounge ensure effortless entertaining. Those working from home will appreciate the generous study area on the lower level, while the secure garage with incorporated laundry facilities and direct internal access adds extra appeal.

Why you'll love this location: Enjoy a dynamic urban lifestyle in this fabulous location, where every convenience is at your fingertips and the CBD awaits just 8.9km\* from home. Walk to Barkly Village in just two minutes to enjoy its range of eateries and shops or to grab a world-class coffee from Migrant Coffee. Central West Shopping Centre offers great shopping and a choice of supermarkets an easy walk or three-minute\* drive from home, while Highpoint Shopping Centre is less than ten minutes\* away promising fabulous big-name and designer shopping. Proximity to Footscray's buzzing dining precinct, Seddon Village and Yarraville Village adds extra appeal, ensuring you'll always have a new restaurant or bar to try when the weekend rolls around. Enjoy a swift drive to the CBD or walk to West Footscray Station or Tottenham Station for regular city-bound trains.\*Approximate