5/37 Ballarat Road, Footscray, Vic 3011
Sold Townhouse
Wednesday, 10 January 2024

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Bedrooms: 2	**Bathrooms: 1**	**Parkings: 1**	**Type: Townhouse**

Raymond Abilameh
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John Luong
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$695,000

Superbly situated for fabulous city-fringe living, this stylishly updated two-bedroom townhouse delivers stunning views of Footscray Park and an enviable walk-to-everything lifestyle. Open-plan living is complemented by a north-facing balcony, while two private outdoor spaces are a dream come true for keen gardeners and those who love to entertain. _Beautifully presented townhouse perfect for first-home buyers, young families, and astute investors_Two large bedrooms with built-in robes quietly situated on the lower level, including a north-facing master with front garden views_Open-plan kitchen/living/dining situated on the upper level to capture views of Footscray Park from the covered north-facing balcony _Chic bathroom boasting a bath with overhead rainfall shower and timber vanity + guest powder room_Walk-in laundry with internal and external access_Quality floor treatments throughout, including eco-hardwood floorboards and plush carpet_Split-system heating and cooling _Large north-facing front courtyard with raised veggie gardens and generous rear courtyard perfect for entertaining_Secure carport parking via rear laneway access_Perfectly positioned in one of Footscray's most prestigious pockets, directly opposite the magnificent gardens of Footscray Park! Stroll to the Maribyrnong River Trail in just seven minutes for a scenic morning jog, and walk to the heart of Footscray to immerse yourself in its renowned dining scene, grab some supplies at the Footscray Market, or enjoy the convenience of its diverse range of shops and supermarkets _Walk to Footscray Primary School, Footscray High School, and Victoria University_Only 7km from the CBD with easy access by car, or walk to Footscray Station for regular city-bound trains