

# 51 Napoleon Street, West Footscray, Vic 3012

## House For Sale

Wednesday, 29 May 2024

J A S T E P H E N S

51 Napoleon Street, West Footscray, Vic 3012

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: House



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**\$940,000 - \$990,000**

• Brick character home set on an enviably spacious allotment in a prime West Footscray location • A superb opportunity for renovators and developers alike • Main residence offers three bedrooms, a large living room, combined kitchen/dining, study, bathroom and walk-in laundry • Bungalow offers two bedrooms, a bathroom and kitchen/meals • Plan a comprehensive renovation and extension of the main house to create a dream family home or clear the allotment (STCA) to execute a dual occupancy development (STCA) and capitalise on your investment • Plenty of off-street parking + shed + covered outdoor storage space Presenting a rare opportunity to secure a large allotment in a prime West Footscray location, this property offers a world of possibilities sure to ignite the imaginations of renovators and developers. Boasting an instantly appealing period façade, the brick main residence offers a superb renovation opportunity, with its undeniable original beauty providing the perfect launchpad for an old-meets-new transformation. Three bedrooms are joined by a large living room, kitchen/dining, a study, a generous bathroom and a walk-in laundry with a second shower. Exuding retro style throughout, the interiors are ready for a comprehensive makeover, with the large back garden offering exciting potential for extension. The bungalow to the rear of the property offers two bedrooms, a bathroom and a kitchen/meals space and is also prime for renovation. Alternatively, create a clean slate for a lucrative dual occupancy development (STCA) or to build your dream home from scratch (STCA). Why you'll love this location: Set on a tree-lined street just 11km\* from the city centre, this superb address promises enviable access to every convenience in a location perfect for relaxed family living. Start the day with a great coffee from your choice of much-loved cafes, with Brother Nancy, One For The Crow and Dumbo all an easy walk from home. Stroll to Central West Shopping Centre for vibrant shopping and a choice of supermarkets and drive to Footscray in moments for a world of cuisines to explore, great nightlife and the convenience of Footscray Plaza and the Footscray Market. Walk to Shepherd Gardens in just four minutes\* and enjoy easy access to Medway Golf Club and Footscray Park and benefit from easy school mornings, with Dinjerra Primary School and Christ the King Primary School both an easy stroll from home. Braybrook College is an easy bus ride away for the older kids, while walking distance proximity to Tottenham promises a stress-free commute to the CBD.\*Approximate