

**53 Victoria Street, Footscray, Vic 3011**

**BURNHAM**

**House For Sale**

Tuesday, 6 February 2024

53 Victoria Street, Footscray, Vic 3011

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 571 m2**

**Type: House**



Fil Defina  
0405164399



Celeste Defina  
0425810110

**\$1,500,000 - \$1,600,000**

(Please enter via Raleigh Street) Restore, renovate or redevelop (STCA) a piece of Footscray's history... Whatever your intention is, this property is a rarity and its flexibility offers a plethora of opportunity for one lucky purchaser. This late Victorian, Cobb & Co lodge, circa 1897 was once part of the colourful history of the Victoria Hotel; providing short-term stays for those on their way to early bush settlements and the goldfields. Today, the property retains so much of its old-world character. Soaring ceilings of approximately 12 feet, feature Art-Neveau ceiling roses and colonial cornices. Original open-hearth fireplaces with ornate mantles are scattered throughout the home. Original timber floors guide you through the sweeping hallway and under the decorative, feature archway. Leadlight windows and intricate ironwork line the bullnose, wrap-around verandah. Inside and out, the charm and grandeur of this home is truly one of a kind. Sitting on an elevated, corner block of over 570m<sup>2</sup> with three street frontages and activity centre zoning; a property with such versatility is few and far between, especially in Melbourne's Inner West. Bordering Seddon, located no more than 4kms to the city, all the desired amenities are within arms stretch. Middle Footscray train station is within metres, Footscray's shopping precinct is just around the corner, Footscray Park, Victoria University and the new Footscray Hospital site are just 1km away and bustling Victoria Street cafes and restaurants are within a 3min walk. Key features: - Corner block of approximately 571m<sup>2</sup>- Three street frontages- Bright and airy living room with front porch entry and original open-hearth fireplace- Separate dining room with kitchen access, wood panelling and cork floors- Kitchen featuring free-standing gas cooker, timber bench tops and original cabinetry and porcelain sink - Four spacious and light-filled bedrooms with period features- Renovated central bathroom with separate toilet- Backyard with established gardens and verandah- Separate laundry- Plenty of off-street parking