

**54 Gwelo Street, West Footscray, Vic 3012**

**J A S T E P H E N S**

**House For Sale**

Wednesday, 29 May 2024

54 Gwelo Street, West Footscray, Vic 3012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$880,000 - \$950,000**

• Updated Californian Bungalow offering easy family living in a prime lifestyle location • Enviably proportioned allotment less than 10km\* from the CBD • Three bedrooms, including a large master with a built-in robe • Open-plan kitchen/dining/living opening to north-facing covered entertaining deck • Oversized bathroom with freestanding bath and incorporated powder room • Walk-in laundry • Polished timber floorboards throughout + decorative ceilings • Ducted evaporative cooling + hydronic heating panels in every room • Large north-facing back garden with two garden sheds and rear laneway access + landscaped easy-care front garden • Twin rainwater tanks + solar panel system • Off-street parking

Buyers seeking an inviting city-fringe sanctuary will be delighted by this updated Californian Bungalow, where period charm meets contemporary comforts and modern proportions. Nestled behind a low-maintenance landscaped front garden with handy off-street parking, the house makes an unforgettable first impression, with an instant charm that continues beyond the front door. Polished timber floorboards feature throughout adding warmth and character to the light-filled interiors, while high decorative ceilings offer an elegant reminder of the home's history. Three bedrooms include a large master with a built-in robe and are served by a spectacular super-sized bathroom, where a free-standing bath complements a separate shower, an enclosed powder room offers convenience and heated towel rails add an extra touch of luxury. Sunny open-plan living is revealed at the rear of the house, showcasing a well-appointed kitchen with fabulous storage and a generous dining/living zone that flows effortlessly to the north-facing entertaining deck. The spacious back garden beyond promises plenty of space for the kids to play and opens the possibility of further extension to suit your needs (STCA). Hydronic heating panels in every room are complemented by ducted cooling to ensure your constant comfort, while the inclusion of a walk-in laundry, rainwater tanks and solar panels add extra appeal to this welcoming home. Why you'll love this location: Situated in a coveted pocket of West Footscray within a friendly, community-minded neighbourhood, this home offers a fabulous family lifestyle just 9.9km\* from the CBD. Stroll to Central West Shopping Centre for enviable access to vibrant shopping and a choice of supermarkets and enjoy the cafes, eateries and shops of Barkly Village a five-minute\* drive from home. Proximity to Seddon Village, Yarraville Village and Footscray's buzzing dining precinct add extra urban lifestyle appeal, while the easy access to parks and playgrounds promises a wonderful outdoor lifestyle. Stroll to JA McDonald Reserve in just two minutes\*, walk to Hansen Reserve's renowned playground in 13 minutes\* and join the Stony Creek Trail a six-minute\* walk from home for a scenic stroll or cycle to Yarraville's beautiful Cruickshank Park. The blink-and-you'll-miss-it commute to Dinjerra Primary School and Footscray High School's Barkly campus promises easy school mornings ahead, while the four-minute\* walk to Tottenham Station ensures easy rail access to the CBD.\*Approximate.