

**6/5 Carmichael Street, West Footscray, Vic 3012**

**J A S   S T E P H E N S**

**Unit For Sale**

Friday, 19 January 2024

6/5 Carmichael Street, West Footscray, Vic 3012

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Alex Tsimiklis  
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**\$255,000 - \$280,000**

The Perfect First Home Sanctuary In A Prime West Footscray Location • Well-presented ground floor apartment, ideally located to enjoy the renowned West Footscray lifestyle • Perfect for first-home buyers and astute investors • One generous bedroom with a built-in robe • Large, sunny living room + spacious kitchen/dining room • Bathroom with incorporated laundry facilities • Allocated parking for one car • With nothing to do but move in and enjoy, this neat-as-a-pin one-bedroom apartment presents an enticing proposition for savvy investors and a fabulous opportunity for first-home buyers ready to step onto the property ladder. Step inside to be instantly welcomed by the sunny living room, where timber-look floors set the scene and a large window attracts plenty of natural light. The adjoining kitchen/dining room's sage green splashback and timber benchtop create a stylish impression, while electric cooking and plenty of space for a dining table add extra appeal. When it's time to relax the bedroom offers an inviting sanctuary, with a lush, leafy outlook and a built-in robe for easy storage. The well-appointed bathroom offers the luxury of a bathtub and incorporated laundry facilities for ultimate convenience, while the allocated car space for one car ensures easy off-street parking. Why you'll love this location: Perfectly positioned to make the most of the West Footscray lifestyle, this inviting home offers superb convenience and easy access to cafes, shops and transport. Stroll to Barkly Village in just four minutes\* for a coffee at Migrant Coffee, to pick up some supplies at the local grocers or to grab some takeaway from one of its many eateries. Central West Shopping Centre awaits just six minutes\* from home, offering vibrant shopping and a choice of supermarkets, while proximity to Seddon, Yarraville and the buzzing centre of Footscray adds extra lifestyle appeal. Enjoy an easy drive into the CBD, just 8.6km\* from home, or stroll to West Footscray Station for regular city-bound trains.

\*Approximate