

**64 Napoleon Street, West Footscray, Vic 3012**



**House For Sale**

Tuesday, 12 March 2024

64 Napoleon Street, West Footscray, Vic 3012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Marcus Fregonese  
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Paul Boicos  
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**\$1,250,000 - \$1,350,000**

Renovated with an emphasis on excellence that remains instantly evident and exceptionally impressive, this superb family home combines classical elegance and modern elements with outstanding success. Four desirable bedrooms and two fully-tiled bathrooms, including a main bedroom with a walk-in robe and ensuite, reflect a level of luxury that's matched by the refined, flexible lounge. To the rear, in an extension created to make the most of the northerly aspect, living and dining areas deliver brilliant size, beautiful style and an open-plan kitchen where stone surfaces, a waterfall island bench, quality appliances and integrated cabinetry tell their own story. Alfresco decking, the sunny backdrop, off street parking and the home's stunning façade ensure outdoor attributes enhance indoor spaces that are completed by a separate laundry, third toilet, ducted heating and cooling and smart attic storage. Walking distance to Barkly Street village, popular cafes, friendly parks, Central West Plaza and Tottenham train station from one of West Footscray's most consistently coveted settings.