

# 7 Stirling Street, Footscray, Vic 3011

J A S T E P H E N S

## House For Sale

Wednesday, 22 November 2023

7 Stirling Street, Footscray, Vic 3011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 312 m2

Type: House



John Galea

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**\$875,000 - \$940,000**

• Updated period home situated in one of Footscray's most coveted lifestyle locations • Move-in-ready with room for extension (STCA) • Two generous bedrooms with built-in robes • Large living room + adjoining kitchen/dining • Modern bathroom + walk-in laundry • Air-conditioner + wall heater • Covered entertaining deck + leafy back garden with secure roller-door access via rear laneway • Period features include stained-glass windows, high ceilings and a superb heritage fireplace

Ideally situated on a quiet tree-lined street just moments from the action, this beautifully updated period home offers a peaceful sanctuary highlighted by preserved period features, modern comforts and an enviably proportioned back garden with rear access. Two bedrooms with built-in robes provide spacious accommodation, with the large master enjoying views of the leafy front garden and a large north-facing window capturing streams of sunlight. Quiet nights at home will be happily spent in the cosy living room, while the adjoining kitchen/dining space reveals a well-appointed kitchen with stainless steel appliances including a Fisher and Paykel dish drawer. A large walk-in laundry with indoor/outdoor access adjoins the modern bathroom, where a rainfall shower offers the ultimate in relaxation and feature tiling and a chic timber vanity ensure timeless appeal. Outside a covered deck overlooks the spacious, leafy back garden, sure to delight entertainers and gardeners alike. Other highlights of this fabulous home include heating and cooling and rear laneway access.

Why you'll love this location: Positioned in one of Footscray's most premium lifestyle pockets, this elegant home offers an enviable lifestyle just 6.8km\* from the CBD. Walk to the majestic gardens of Footscray Park in just three minutes\* and join the Maribyrnong River Trail just a nine-minute\* stroll from home. Proximity to Flemington Racecourse adds extra lifestyle appeal, while the easy walk to every convenience ensures a fabulous, leave-the-car-at-home lifestyle. Walk to your choice of cafes for a great morning coffee and enjoy the energy and convenience of Footscray's buzzing shopping and dining precinct an 11-minute\* walk from home. With an endless array of cuisines to explore, cosy bars to enjoy, the Footscray Market and Coles, everything you need will always be at your fingertips. The easy walk to both Footscray Primary School and Footscray High School will delight families, while the short stroll to Footscray Station ensures an effortless commute into the city for work or leisure. \*Approximate