

70 Ballarat Road, Maidstone, Vic 3012

J A S T E P H E N S

House For Sale

Friday, 3 May 2024

70 Ballarat Road, Maidstone, Vic 3012

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



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\$700,000 - \$750,000

• Instantly charming character home set on a large allotment • Period features + modern updates • Perfect for buyers seeking a home to put their stamp on • Four spacious bedrooms • Huge open-plan living/dining + potential to use front bedroom as a formal lounge • Sunny kitchen with garden views • Bathroom with shower over bath and incorporated laundry facilities • Huge back garden

This home's potential will delight buyers seeking a spacious entry to a prime city-fringe lifestyle location! Ready to accommodate you comfortably while you dream up your renovation plans, the house boasts a free-flowing floor plan accentuated by stunning floorboards, period wall panelling and heritage fireplaces, while the enviably large allotment invites you to extend the home into a spacious family sanctuary (STCA). Follow the welcoming entry hall past four spacious bedrooms, including the oversized master where a stunning bay window perfectly frames front garden views. A huge open-plan living/dining space at the end of the hallway offers plenty of room for quality time together, split-system heating/cooling and an effortless flow to the updated kitchen ensuring ease and convenience. A combined bathroom/laundry completes the floorplan, while outside the large back garden awaits your imagination, offering plenty of space to create superb outdoor entertaining spaces, an abundant veggie garden and play spaces for the kids. The garden space also offers plenty of room to extend the house (STCA), opening a world of possibilities sure to excite keen renovators.

Why you'll love this location: Less than 10km* from the CBD, this address offers the ease of city-fringe living and moments-from-home access to local conveniences. Take a morning walk to One For The Crow to start the day with a great coffee and enjoy moments-from-home proximity to West Footscray's favourite cafes, including Brother Nancy and Dumbo. Footscray's renowned dining scene awaits just eight minutes* away, also offering the incomparable Footscray Market and the convenience of Coles and Kmart at Footscray Plaza. A four-minute* drive will deliver you to Central West Shopping Centre where you'll enjoy vibrant shopping and a choice of supermarkets, while just seven minutes* from home Highpoint Shopping Centre tempts you with designer and big-name shopping. Families will appreciate the short walk to a choice of parks, playgrounds and childcare facilities and the six-minute* stroll to Footscray North Primary School, while city workers can look forward to an easy commute, with bus stops close by and regular city-bound trains leaving from Tottenham Station and West Footscray Station, both only five minutes* from home. Proximity to Victoria University, Footscray Park and the Maribyrnong River adds to the appeal of this fabulous location.*Approximate