

**9/2 Empire Street, Footscray, Vic 3011**

**BURNHAM**

**Sold Apartment**

Friday, 3 November 2023

9/2 Empire Street, Footscray, Vic 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Celeste Defina  
0425810110



Darren Bennett  
0396871344

**\$350,000**

Top-floor with treeline views; this classic two-bedroom apartment has been renovated to meet contemporary taste and modern functionality. A peaceful ambience is felt throughout the home as natural light floods each space. This property is the perfect opportunity for an affordable, feel-good first home or rent-ready investment. Located approximately 7kms from Melbourne's CBD, all the desired amenities are within arm's stretch. Footscray Hospital, Footscray High School, Victoria University and the Maribyrnong River are just around the corner; and multiple reserves and parklands line the surrounding streets. For all your shopping needs, Highpoint Shopping Centre and Footscray Market are both just a 5min drive away. Numerous bus and tram stops are within a 2min walk, making for a quick and easy commute to/from the city and surrounding suburbs. Key features - - Large, updated kitchen with stone benchtops, ample storage and gas cooker- Open plan living/dining space with balcony access and tranquil tree-top views- Two spacious and light-filled bedrooms with large built-in robes- Generous, renovated central bathroom with marble-look floor to ceiling tiles, shaving cabinet, vanity with storage and laundry facilities- Separate toilet- Large linen cupboard- Designated, secure, undercover car space with additional visitor parking- Secure building entry- Freshly painted throughout- Low body corporate fees- Rollerblinds installed for climate control, privacy and security- Split system heating and cooling