

**9/614 Barkly Street, West Footscray, Vic 3012**

**BURNHAM**

**Villa For Sale**

Thursday, 9 May 2024

9/614 Barkly Street, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 113 m2**

**Type: Villa**



Celeste Defina  
0425810110



Fil Defina  
0405164399

**\$500,000 - \$550,000**

A rare opportunity to purchase land (approximately 113m<sup>2</sup>) within the coveted West Footscray postcode, at an entry level price. The perfect rent-ready investment or place to call home with scope for improvement. Located less than 8kms from Melbourne's CBD, everywhere you need to go is within arm's stretch. For coffee and brunch... many cafes line the surrounding streets, including Dumbo, West 48 and Brother Nancy. For shopping... grocers, retailers and service businesses line Barkly Street, including IGA just a short 7min walk away. Highpoint Shopping Centre and Footscray Market are both within a 10min drive. For school and study... numerous, great primary and secondary schools are just around the corner. Victoria University is within 2kms. For anywhere else... the new Footscray Hospital site is less than 2kms away and multiple parklands surround the property. To get anywhere else... there are bus stops virtually on your doorstep. Take your pick of Tottenham or West Footscray train station, both less than 10mins away by car. Property features: - Approximately 113m<sup>2</sup> of land- Large, family-sized living room- Generous, updated kitchen with spacious dining area and backyard access- Spacious, light-filled bedrooms with built-in robes- Huge central bathroom- Private, courtyard, perfect for pets- Low body corporate fees- Lock-up garage with backyard access- Landscaped front gardens, optimising privacy- Large linen cupboards in the hallway- Well-maintained common property