

2504/8 Hallenstein Street, Footscray, Vic 3011



Apartment For Sale

Wednesday, 26 June 2024

2504/8 Hallenstein Street, Footscray, Vic 3011

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Vicky Gardner and David Michos
0415961662

\$415,000 - \$440,000

Perfectly positioned, this quiet, north facing, one bedroom apartment is moments to Maribyrnong River Trail, only 3.9km to the city, and ZERO kilometres to luxury living. The lobby welcomes guests and residents alike, with a beautiful and bright architectural and minimalist space, filled with clean lines and natural timber panelling. Perfect for relaxing whilst waiting for others to join you. This warm and light filled apartment has open plan living and timber flooring, with a split system for your heating and cooling needs. The kitchen contains a dishwasher, pantry and neutral toned, stone bench tops against dark, contrasting cabinetry, making it a timeless classic. Just off the kitchen there is enough space for a study and meals area, making this home feel spacious, with only six apartments in this building sharing the same floor plan. The timber flooring flows into the bedroom, which is fitted out with mirrored robes, as well as floor to ceiling windows that open to the covered balcony, which extends through to the living area, and offers stunning views. The owners have installed Luxaflex automated block-out blinds in both the bedroom and main living area, as well as an extra cooling unit to the bedroom for those hot summer nights. They have also considered those pesky summer flies and added a retractable fly screen door to the balcony. The bathroom contains a generous walk-in shower, and is fitted out in bright whites and matt blacks with stylish honeycomb tiling splashbacks to match the kitchen, providing a seamless finish throughout. You'll find an European style laundry in the hallway with an abundance of storage. Your new apartment comes with a single car space, its own storage cage, and a remote controlled bollard to protect your car park. The award-winning apartment complex has everything you or your tenant will need on site. Convenience doesn't get much better this... The Joseph Road Precinct is a small commercial hub, that is one minute walk and home to a number of restaurants, cafes and wine bars, as well as three parks, wellness and yoga studio, and supermarkets. Newly designed bike paths will provide residents with seamless connections between Footscray, surrounding areas and Melbourne CBD. Footscray market and the train station are but a short walk away. It isn't just the ground floor that is abundant in amenities, there is a spectacular 2400sqm rooftop sky garden atop Victoria Square's four level podium, and Australia's first and ONLY Olympic sized, sky outdoor running track with jaw dropping panoramas over the city. You will also find a heated indoor pool, fully equipped gymnasium, cinema, classy and chic games room, private dining room and lounge, with a well-equipped commercial kitchen and bar. The ideal space to host friends or family, and dinner parties. This architectural apartment complex designed by Fender Katsalidis, and built by LU Simon, won awards from UDIA in 2021 for the Victorian Awards for Excellence 'High-Density Development', amongst many others, full list below. Suitable for either an investor, a first home buyer or couple just starting out, or maybe even a professional looking to be close to the amenities and city. This property is sure to impress. Owners Corp Fees: \$788.95 (inc. GST) per quarter (approx.)

MULTI AWARD WINNING DEVELOPMENT-[?]2021 UDIA Victoria Awards for Excellence - High Density Development Winner-[?]2022 MELBOURNE Design Awards 2022 - Silver Winner-[?]2022 The Urban Developer Awards for Industry Excellence Finalist-[?]2023 AUSTRALIAN Design Awards - Gold Winner-[?]2023 UDIA Victoria Awards for Excellence - Design Finalist