

**305/2B Ballarat Road, Footscray, VIC, 3011**

**buxton**

**Apartment For Sale**

Friday, 30 August 2024

305/2B Ballarat Road, Footscray, VIC, 3011

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Charming Riverside Retreat: Modern One-Bedroom Apartment in Footscray

Experience the epitome of modern luxury and tranquil riverside living in this apartment, ideally situated in vibrant Footscray. This residence features a spacious bedroom with an ensuite bathroom, offering both comfort and convenience.

Upon entry, you're welcomed by a bright, open-plan living area that flows seamlessly onto a private balcony, offering breathtaking views of Flemington Racecourse and the Maribyrnong River. The kitchen stands out with its sophisticated stone benchtops and sleek matte black tapware, adding a touch of contemporary elegance.

Warmth and style resonate throughout the apartment, highlighted by oak timber flooring in the living areas. A discreet European laundry is thoughtfully integrated to maintain a clean, minimalist look.

Attention to detail is evident in every corner, featuring high-quality fixtures and fittings, along with split system heating and cooling to ensure comfort throughout the year.

A secure underground car park provides peace of mind, while the boutique block of just 23 apartments offers a sense of exclusivity. Nestled next to Footscray Park and within close proximity to vibrant cafes, shops, and public transport, this apartment offers the perfect balance of tranquility and urban convenience. Plus, the city is less than 5km away, with a direct cycling track leading straight into Melbourne's bustling centre.

This apartment is not just a home; it's a lifestyle. Don't miss the opportunity to make this stunning riverside retreat yours.