

**9/204 Ballarat Road, Footscray, VIC, 3011**

**McGrath**

**Apartment For Sale**

Saturday, 31 August 2024

9/204 Ballarat Road, Footscray, VIC, 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

## **Tranquil living in a tremendous location**

Peacefully nestled towards the rear of the block, this updated villa unit offers an indoor/outdoor dynamic rarely found on the inner city fringe. It's well-proportioned and light-filled interiors are complemented by a convenient location, within walking distance to local shops and various public transport options.

- Spacious and versatile lounge and dining area with timber flooring is awash with natural light
- Trendy kitchen with ample cupboard and hanging space, gas cooking
- Two great-sized bedrooms each featuring built-in-wardrobes
- Sun-drenched private courtyard for relaxed entertaining
- Split system air conditioning
- Direct access to train, cafés, parks, and supermarket. Easy commute to the CBD
- Ideal for first home buyers, downsizers, and investors alike