

1/53 Stafford Street, Footscray, Vic 3011



House For Sale

Tuesday, 25 June 2024

1/53 Stafford Street, Footscray, Vic 3011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



John Luong
0383987800



Max Marcialis
0422649411

\$1,200,000 - \$1,300,000

Offering the ultimate in luxury city-fringe living, this meticulously designed and executed three-bedroom, two-bathroom home will impress discerning buyers seeking the best of the best in a dream lifestyle location. High-end finishes, sophisticated inclusions, and a commitment to comfort have created a stunning sanctuary where light-filled, elegant interiors are perfectly complemented by easy alfresco entertaining and low-maintenance outdoor spaces.

near-new designer home offering superb city-fringe living in a sought-after pocket of Footscray

- formal lounge upon entry
- spacious open-plan living delivering generous dining and family zones and a stunning stone-topped kitchen with timber cabinetry, high-end appliances, and a large island bench with breakfast bar
- sliding doors from the open-plan space invite you to dine and entertain alfresco on the covered patio featuring a handy in-built BBQ sink
- main bedroom with huge walk-in robe and oversized luxury ensuite with floor-to-ceiling feature tiling and a double vanity
- two additional bedrooms both appointed with full-height timber built-in robes and in-built desks
- five-star second bathroom styled to reflect the ensuite + walk-in laundry + guest powder room
- intergrated heating/cooling + Vacpan ducted vacuum system
- quality floor treatments throughout, including polished concrete and premium carpet
- stunning cabinetry throughout with high-end black interiors
- solar-powered bathroom skylight with rain sensor for auto-closure
- Clipsal Saturn Zen light switches and power points throughout
- CCTV and alarm
- filtered Billy hot boil for instant hot water to tea/coffee
- sinkarator for food waste
- sheer blinds throughout ground floor
- intercom via RING Door bells
- intergrted Dish Washer
- integrated double fridge with ice maker
- extra height doors with commercial range window frames throughout
- roof hatch access to upper roof
- artificially turfed front and back gardens + exposed aggregate driveway and paths promise attractive, low-maintenance outdoor living
- secure off-street parking for two cars – single lock-up garage + automatic gate entry

dream city-fringe lifestyle location! West 48 awaits less than 50m from your front door ready to serve up a superb morning coffee and West Footscray's favourite cafes and eateries are all within walking distance, including Dumbo, Brother Nancy, Migrant Coffee, and the eateries of Barkly Village. The local IGA is a nine-minute stroll from home for enviable convenience, while Central West Shopping Centre offers vibrant shopping and a choice of supermarkets a four-minute drive from home. The heart of Footscray promises diverse dining, great nightlife, the Footscray Market and Footscray Plaza a six-minute drive away while proximity to Seddon Village, Yarraville Village, and Highpoint Shopping Centre adds extra lifestyle appeal

- only 8.3km from the CBD with easy road access, or walk to West Footscray Station in 13 minutes for regular city-bound trains
- sought-after school zone – Footscray West Primary School (14-minute walk) and Footscray High School's Barkly campus (easy bus ride) + St. John's Primary School (four-minute walk)