

# 3/3 Clarendon Parade, West Footscray, Vic 3012

## House For Sale

Wednesday, 26 June 2024

3/3 Clarendon Parade, West Footscray, Vic 3012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **Grand Opening This Saturday 10.30am to 11.00am**

OKAS Property Group, Derrimut proudly presents this stylish and low-maintenance three-bedroom townhouse, perfect for home buyers and investors alike. Spread across two levels, its light-filled interiors and seamless alfresco entertaining with parking for two cars create a welcoming retreat ideal for professionals, young families, and downsizers. Upon entry, you're greeted by a generously sized living room featuring split-system heating and cooling, complemented by stunning porcelain tiles. The open-plan kitchen/dining area boasts luxe stone benchtops, sleek cabinetry, and a large pendant-lit breakfast bar, opening out to a spacious paved courtyard for effortless entertaining. Upstairs, the master bedroom includes a walk-in robe and en-suite, alongside two additional bedrooms with built-in robes and a central bathroom showcasing chic tiles and fixtures. A second toilet and walk-in laundry downstairs enhance convenience, with a secure garage and extra off-street parking adding practicality in this prime location. Located on a quiet street just under 10km from the CBD, enjoy nearby amenities like Hansen Reserve and Cruickshank Park, while schools such as Kingsville Primary and Corpus Christi Primary are within walking distance. Central West Shopping Centre and vibrant dining precincts in Footscray, Yarraville, and Seddon offer further lifestyle conveniences, with easy access to Tottenham Station for city commuters. To make this your next home or investment, contact our dedicated agents: Vish Safi at 0449 919 191 or Mehul Ahir at 0449 856 805. Visit <http://www.consumer.vic.gov.au/duediligencechecklist> for the due diligence checklist. Valid photo ID is required for property viewings.