

47 Elphinstone Street, West Footscray, VIC, 3012

**NICHOLAS
SCOTT**

House For Sale

Tuesday, 3 September 2024

47 Elphinstone Street, West Footscray, VIC, 3012

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Erden Karakurt
0407931442

West Footscray Gem: Two Titles, Dual Street Access, and Prime Location

an original, charming three-bedroom weatherboard home offering unlimited potential for homeowners, investors, or developers (STCA). Set on approximately 546m² of land in the heart of West Footscray, this property perfectly blends character-filled design with modern convenience. Boasting two titles and dual street frontage, with rear access to Broad St, it provides a unique dimension of accessibility and potential.

The functional kitchen and meals areas, separate lounge, and central bathroom seamlessly blend classic aesthetics with modern amenities. The spacious bedrooms and versatile living spaces promise a delightful living experience in a highly desirable neighbourhood. Whether you're looking to renovate, extend, or develop, this home offers an exceptional canvas for your vision.

The location is unparalleled, nestled near the vibrant Barkly St village. Here, you'll find an array of cafes, restaurants, and boutique shops, creating a lively community atmosphere. Public transport is conveniently accessible, ensuring easy commutes to the city and surrounding areas. Enjoy the best of both worlds with the tranquillity of a residential area and the convenience of urban amenities just a stone's throw away.

Discover the endless possibilities at 47 Elphinstone Street, West Footscray a unique opportunity to secure a prime piece of real estate in one of Melbourne's most sought-after suburbs. Don't miss out on this rare offering with exceptional potential for growth and development.