

50 Hex St, West Footscray, VIC, 3012

J A S S T E P H E N S

House For Sale

Tuesday, 1 October 2024

50 Hex St, West Footscray, VIC, 3012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Instantly Inviting City-Fringe Sanctuary

- Renovated period weatherboard move-in ready home located in a quiet cul-de-sac, nestled in a serene lifestyle pocket of West Footscray, just under 10 km from the CBD
- Two carpeted bedrooms with built-in robes
- Bright open-plan living delivering a superb stone bench kitchen and generous dining and living zones
- Large study opening to a covered alfresco entertaining deck
- Spacious bathroom with bath, shower, enclosed toilet and incorporated laundry facilities
- Ducted heating + air-conditioning + electric fireplace
- Easily accessible attic storage
- Secure off-street parking (electric gate)

Set behind a spacious front garden in a tranquil pocket of sought-after West Footscray, this beautifully updated period weatherboard offers easy modern living, inviting outdoor entertaining and secure off-street parking.

At the heart of the home lies a spacious open-plan living area that exudes warmth and style. The floating floorboards enhance the expansive dining and lounge zones, creating an inviting atmosphere. The stunning stone kitchen, featuring a central island, is perfect for entertaining and casual meals, equipped with stainless steel appliances and ample storage to meet all your culinary needs. This space is truly designed for modern living and gatherings.

Two generously sized carpeted bedrooms, each featuring built-in robes, create inviting retreats along a central hallway. These rooms are thoughtfully serviced by a spacious bathroom, complete with an enclosed toilet, bath and a separate shower. The integrated laundry facilities add a touch of enviable convenience, making everyday living effortless.

Those working from home will be delighted by the large study, with folding doors opening directly to the covered entertaining deck to create a fabulous indoor/outdoor workspace sure to impress. Alternatively, this room can be transformed into a sunlit lounge area, perfect for relaxation and enjoying the warm rays.

A large attic offers extra storage, while ducted heating and air conditioning system ensure your constant comfort.

Why you'll love this location:

Ideally positioned just 8.8km* from the CBD and within easy reach of every convenience, this address offers a relaxed urban lifestyle.

Walk to Central West Shopping Centre for vibrant shopping and a choice of supermarkets and head to nearby Barkly Village for cafes, eateries, shops and services.

West Footscray's renowned café scene ensures you'll have plenty of inviting spots to choose from for morning coffees and weekend brunches and date nights at Seddon Village and Yarraville Village all await less than ten minutes* from home, adding loads of lifestyle appeal to this superb location.

Families will appreciate the easy walk to Hansen Reserve and its fabulous playground, while the short drive to a choice of

local schools promises stress-free school mornings ahead.

Enjoy an easy drive to the CBD or walk to Tottenham Station in six minutes* for regular city-bound trains.

*Approximate