

**52 Hex Street, West Footscray, VIC, 3012**

leyton

**Sold House**

Monday, 26 August 2024

52 Hex Street, West Footscray, VIC, 3012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Thu Le

0395470345

## **Stylish and Comfortable Home with Development Potential (STCA)!**

This spacious 3-bedroom house, brimming with potential for development, is a true gem. As you step inside, you'll be greeted by an inviting entrance hall that leads to a cozy lounge, Art Deco ceiling, complete with gas pyrox heating and ceiling fans for added comfort. The home boasts three generously sized bedrooms, all sliding built-in robes with air conditioner to Master bedroom. The rear of the house opens up to a spacious sunroom, perfect for relaxation. The timber kitchen is a standout feature, showcasing stainless steel appliances, including a gas cooktop and electric oven. This setup is perfect for culinary enthusiasts. The property also offers two bathrooms, one of which conveniently adjoins a laundry and separate toilet.

Recent upgrades have given this home a fresh and modern feel, new timber laminated flooring, freshly painted inside and outside walls and roof tiles underwent a cleaning process.

For those who value parking convenience, there's an undercover carport at the front of the premises, and rear lane way access leads to a second undercover carport.

Additionally, a large workshop/shed and a spacious rear yard provide ample room for various activities.

Beyond its impressive features, this property's location is a true highlight. It's just a short five-minute walk (approximate) to Tottenham train station, offering easy access to transportation. Furthermore, minutes' drive to Happy Reception, Lord Buddha's Light Temple (Phat Quang Temple), Central West and Footscray shopping centres, Footscray and Western Private hospitals.

This house combines comfort, style, and practicality, making it an ideal place to call home but also holds tremendous potential for development (STCA), making it an attractive investment opportunity in a prime location.

Terms: 10% deposit

Balance: 30/60 days

Photo ID Required for all inspections