

**91 Norfolk Street, Maidstone, Vic 3012**

J A S T E P H E N S

**House For Sale**

Wednesday, 19 June 2024

91 Norfolk Street, Maidstone, Vic 3012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



John Galea

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**\$840,000 - \$890,000**

• Updated period home offering easy family living with enviable outdoor space less than 10km\* from the CBD • Three carpeted bedrooms • Large living room + modern kitchen/meals + spacious sunroom • Renovated bathroom/laundry + second toilet • Split-system heating/cooling • Original timber floorboards, fireplaces, wall panelling and stained-glass windows • Large back garden with fruit trees, veggie patch, chicken coop and paved entertaining zone • Carport and driveway parking + easy street parking for guests

Resplendent with refined period character and updated for easy modern living, this three-bedroom weatherboard will delight those seeking a move-in-ready city-fringe home with plenty of outdoor space. Original features are celebrated and gently integrated with contemporary additions to create an instantly enchanting retreat you'll love coming home to, ideally complemented by a lovingly curated garden. Three bedrooms, including a large master with front garden views through a stunning stained-glass window, are served by the beautifully renovated bathroom with incorporated laundry facilities. The elegant living room invites you to relax in front of the cosy gas fire, while the adjoining timber-topped kitchen is well-appointed and sure to delight keen cooks. Offering the luxury of more living space is the large sunroom, where a second toilet provides convenience and you'll have instant access to the stunning back garden. Abundant fruit trees, a productive vegetable garden and a chicken coop ensure sustainability and give the joy of harvesting your own fresh produce, while the lush lawn and brick-paved patio promise easy entertaining and a superb outdoor play space for the kids – an increasingly rare advantage this close to the CBD. Split-system heating and cooling ensure your comfort, while driveway and carport parking add extra appeal to this inviting home.

Why you'll love this location: A superb family lifestyle awaits in this coveted city-fringe location, where every convenience is within easy reach and Melbourne's vibrant CBD is just 9.8km\* from home. Walk to your choice of renowned cafes for your morning coffee or a relaxed weekend brunch with friends, with West Footscray institutions Brother Nancy and Dumbo both within easy walking distance and Maidstone favourite One For The Crow just an eight-minute\* stroll away. Walk to West Footscray's Barkly Village for more cafes, eateries and shops and drive to Central West Shopping Centre in four minutes\* for vibrant shopping and a choice of supermarkets. Highpoint Shopping Centre is also enviably close to home, while easy access to Footscray's buzzing dining precinct will delight the foodies in the family. Surrounding parks and reserves promise a wonderful outdoor lifestyle, with Rogers Reserve just footsteps away, free tennis courts a one-minute\* stroll from home and Johnson Reserve and Shepherd Reserve both a short walk away. Proximity to Medway Golf Club, Maribyrnong River and Footscray Park adds extra lifestyle appeal. Families will appreciate the short walk to a choice of childcare providers, Dobson Kindergarten and Footscray West Primary School and the five-minute\* drive to Maribyrnong College. \*Approximate