

# 3/31 Clarendon Parade, West Footscray, Vic 3012

J A S S T E P H E N S

## Townhouse For Sale

Wednesday, 26 June 2024

3/31 Clarendon Parade, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$550,000 - \$590,000**

• Beautifully presented townhouse ideally situated less than 10km\* from the CBD • An outstanding opportunity for first-home buyers and investors • Sunny open-plan kitchen/dining/living opening to entertainer's courtyard with deck, garden shed and water tank • Two bedrooms with built-in robes, including master with ensuite • Fully tiled main bathroom with bathtub + guest powder room • European laundry • Split-system heating/cooling • Secure single garage

Offering an instantly appealing city-fringe retreat, this two-bedroom, two-bathroom townhouse is set to delight first-home buyers and astute investors alike. Sunny modern interiors are ideally complemented by low-maintenance outdoor entertaining to create a relaxed contemporary haven you'll love coming home to. Pale timber floorboards accentuate the lower level, sweeping through the light-filled open-plan living space where a well-appointed stone-topped kitchen is joined by dining and living zones. Split-system heating and cooling ensures your comfort while sliding doors invite you to dine and entertain alfresco in the generous courtyard, where a deck with in-built seating ensures convenience and artificial turf offers a low-maintenance play space for kids and pets. Upstairs two carpeted bedrooms provide quiet retreats. Both feature built-in robes for easy storage and split-system heating/cooling for personalised comfort, while the master bedroom also boasts a private ensuite. The second bedroom enjoys exclusive use of the fully tiled main bathroom, where an inset bath with an overhead shower awaits. Other highlights include a guest toilet, a discreet European laundry and a secure single garage.

Why you'll love this location: Easy urban living awaits in this ideal location, where every convenience is close by and the city awaits just 9.9km\* from home. Walk to the Roberts Street Milk bar in seven minutes\* for supplies and enjoy the convenience of Central West Shopping Centre's range of retailers and choice of supermarkets a five-minute\* drive from home. Envious proximity to Barkly Village, Seddon Village and Yarraville Village promises easy access to the famed village lifestyle of the Inner West and a world of cafes, restaurants and boutique shopping. Join the Stony Creek Trail a four-minute\* stroll from home and walk to Hansen Reserve and its fabulous playground in just six minutes\*. The easy walk to Tottenham Station ensures a stress-free commute to the CBD while walking distance proximity to Kingsville Primary School adds extra appeal for young families.\*Approximate