

# 4A West Street, West Footscray, Vic 3012

J A S T E P H E N S

## Townhouse For Sale

Tuesday, 2 July 2024

4A West Street, West Footscray, Vic 3012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Taylor Romao  
0428888754



Rodrigo Covarrubias  
0420503316

**\$650,000 - \$700,000**

• Modern townhouse ideally situated for lifestyle and convenience • Two spacious bedrooms with walk-in robes • Open-plan kitchen/dining/living • Bright bathroom with walk-in shower + guest toilet • Walk-in laundry • Split-system heating/cooling • Private entertainer's garden with deck • Easy off-street parking

Offering easy modern living in a prime lifestyle location, this beautifully presented townhouse will delight those seeking to live or invest in a coveted pocket of sought-after West Footscray. Chic, modern interiors are complemented by effortless outdoor entertaining to create an instantly appealing retreat you'll love coming home to. Hybrid timber floorboards sweep through the lower level, highlighting a sunny open-plan living space offering generous living and dining zones and a beautifully appointed kitchen boasting stone benchtops and stainless-steel appliances. Sliding doors open to extend the space to the alfresco deck and neat-as-a-pin back garden, where established trees ensure privacy as you dine and entertain in the sunshine. A neat walk-in laundry and a guest toilet complete the lower level, while upstairs two spacious, carpeted bedrooms offer inviting sanctuaries to escape to. Both bedrooms boast walk-in robes and enjoy easy access to the centrally positioned bathroom, where floor-to-ceiling tiling sets the backdrop for the luxuriously large walk-in shower. Adding extra appeal in this prime walk-to-everything location is the easy off-street parking.

Why you'll love this location: With the CBD only 11.3km\* from home and every convenience within walking distance, this address offers a relaxed urban lifestyle sure to appeal to a broad range of buyers. Stroll to Central West Shopping Centre in just five minutes for vibrant shopping and a choice of supermarkets and walk to Barkly Village in 14 minutes\* to immerse yourself in its renowned village atmosphere, with cafes, eateries and shops to explore. Proximity to the heart of Footscray promises easy access to a world of cuisines and the fabulous Footscray Market, while the easy walk to Tottenham Station offers regular transfers to Melbourne's fabulous CBD. Coffee lovers will appreciate the short stroll to Brother Nancy for a great morning cuppa, while young families will love the seven-minute\* walk to Gaudion Reserve's playground and the easy walk to Footscray West Primary School.\*Approximate