

**8/2 Clarendon Parade, West Footscray, Vic 3012**

**NICHOLAS  
SCOTT**

**Sold Townhouse**

Sunday, 23 June 2024

8/2 Clarendon Parade, West Footscray, Vic 3012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Nicholas Skapoulas  
0396803200

**\$700,000**

Experience modern living at its finest with this beautifully constructed townhouse at 8/2 Clarendon Parade, West Footscray. Recently completed, this sensational home boasts great finishes and offers a perfect blend of style and convenience. Designed with young families and professionals in mind, this townhouse is part of an exclusive development of just eight homes, creating a close-knit community atmosphere. This townhouse features two spacious upstairs bedrooms, with the master bedroom offering the luxury of an ensuite. An additional bathroom services the second bedroom, ensuring privacy and comfort for all residents. The thoughtful layout includes an additional powder room downstairs, catering to guests and enhancing convenience. The open-plan kitchen, meals, and living areas provide a seamless flow, ideal for both everyday living and entertaining. The home also boasts a bonus study/home office space, perfect for professionals or those needing a quiet area for work or study. The easy-to-maintain rear yard offers an inviting outdoor space without the hassle of extensive upkeep, making it ideal for busy lifestyles. Located in a highly sought-after area, the home is just a short walk from Tottenham train station and various bus services, ensuring easy connectivity. Central West Shopping Centre is nearby, offering a variety of shopping and dining options to cater to all your needs. The newly refurbished Hansen Reserve, located just a stone's throw away, provides a serene retreat for leisurely strolls or picnics. This prime location offers the perfect balance of tranquility and convenience, with friendly neighbours and a quiet street setting. Despite the peaceful surroundings, you're still within walking distance to both Tottenham and West Footscray train stations, making commuting effortless. Additionally, the Maribyrnong River trail path is just a short drive away, ideal for those who enjoy exploring nature on foot or by bike. Embrace a lifestyle of comfort, convenience, and community with this stunning new townhouse in West Footscray