

24/709 Barkly Street, West Footscray, Vic 3012



Unit For Sale

Thursday, 11 July 2024

24/709 Barkly Street, West Footscray, Vic 3012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Myles Johansson
0410482810

430,000 - 470,000

Discover a blend of modern convenience and investment potential with this beautifully presented 2-bedroom unit in the heart of West Footscray. Ideal for both savvy investors and first-time homebuyers, this property offers stylish interiors and a prime location.

Interior Features:

- Bedrooms: Two generously sized bedrooms, each with built-in wardrobes, providing ample storage space.
- Bathroom: Contemporary bathroom complete with a relaxing bathtub, perfect for unwinding after a long day.
- Kitchen: Modern kitchen equipped with high-quality stainless steel appliances, including a dishwasher, ensuring both functionality and elegance.
- Living Area: Spacious living room with split system heating and cooling, offering year-round comfort. The open-plan design makes it ideal for relaxing and entertaining.

Additional Amenities:

- Carport: Secure parking for one vehicle in the convenient carport.
- Carpeting: Wall-to-wall carpet throughout the unit adds a touch of warmth and coziness.
- Internet: Stay connected with NBN availability, offering fast and reliable internet service.

Location Advantages:

- Transport: Only a 2-minute drive or a short 5-minute walk to Tottenham Station, making your daily commute a breeze.
- Proximity to CBD: Located just 10 km from Melbourne CBD, you'll enjoy easy access to the city's vibrant culture, dining, and entertainment options.
- Shopping: A quick 5-minute drive to the nearest supermarket ensures all your shopping needs are met with ease.
- Parks and Recreation: Enjoy the outdoors with close proximity to beautiful parks such as Gaudion Reserve, Hansen Reserve, and the iconic Whitten Oval.
- Bus Services: Conveniently located along Barkly Street, the No. 220 bus route offers direct access from Queen St, Melbourne to Sunshine Station, enhancing your commuting options.

Investment Highlights:

- Vacant Property: Currently vacant, providing flexibility for immediate occupancy or new tenancy arrangements.
- Potential Rental Income: The property offers a potential weekly rental income of \$420 - \$460, making it a lucrative investment.
- Ideal for Investors: This unit is perfect for savvy investors looking for a property with great rental yield and capital growth potential.

Whether you're a first-time homebuyer seeking an affordable entry into the market or an investor looking for a property with solid --returns, this 2 bedroom unit is an excellent choice. Its modern features, prime location, and rental potential make it a rare find in the sought-after West Footscray area. Experience the best of West Footscray living - make Unit 24/709 Barkly Street your new address or investment today!

Contact Us Today: Don't miss out on the opportunity to make this modern unit your new home or investment. For more information or to arrange a viewing, please contact Myles Johansson - VICREA Residential Sales Agent