

**10 First Street, West Footscray, VIC, 3012**



**House For Sale**

Tuesday, 26 November 2024

10 First Street, West Footscray, VIC, 3012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Spacious seventies gem, dream lifestyle location

On the market for the first time in nearly fifty years, this meticulously maintained three-bedroom, two-bathroom home offers super-spacious family living in a tightly-held lifestyle pocket of West Footscray. Multiple living spaces ensure plenty of room to relax and entertain while outside the huge garden promises a dream outdoor lifestyle.

- an outstanding opportunity to secure a spacious family retreat in a superb West Footscray lifestyle location
- immaculately maintained for move-in-ready family living with option for contemporary updates and extension (STCA)
- huge allotment – an increasingly rare find this close to the city
- three bedrooms with built-in robes, including one with direct access to the main bathroom for ensuite convenience
- multiple living areas offer enviable flexibility and plenty of room to move – large L-shaped living/dining + open-plan kitchen/meals/family + skylit rumpus room + sunroom
- study with storage and direct outdoor access
- two family bathrooms, one with bathtub
- walk-in laundry + guest toilet
- ducted heating, air conditioning + split system
- covered alfresco entertaining zone
- huge back garden wrapping around the side of the house, offering loads of room for the kids to play and exciting potential to extend (STCA)
- ample off-street parking – carport and driveway
- perfectly positioned for relaxed family living! Stroll to your choice of local-favourite cafes for a great morning coffee, including Brother Nancy and Dumbo, or walk to Barkly Village in just seven minutes for eateries, cafes, grocers and shops. Central West Shopping Centre offers a vibrant selection of retailers and a choice of supermarkets an easy walk from home, while the buzzing heart of Footscray awaits an eight-minute drive or easy bus ride away, inviting you to explore a world of cuisines, great nightlife and diverse shopping. Families will love being able to walk to Gaudion Reserve and its playground in just four minutes while proximity to Medway Golf Club, Footscray Park and Maribyrnong River adds extra lifestyle appeal
- sought-after school zone – Footscray West Primary School (ten-minute walk) and Footscray High School's Barkly campus (easy bus ride)
- only 9.1km from the CBD with easy road access, or walk to West Footscray or Tottenham Station for regular citybound trains

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