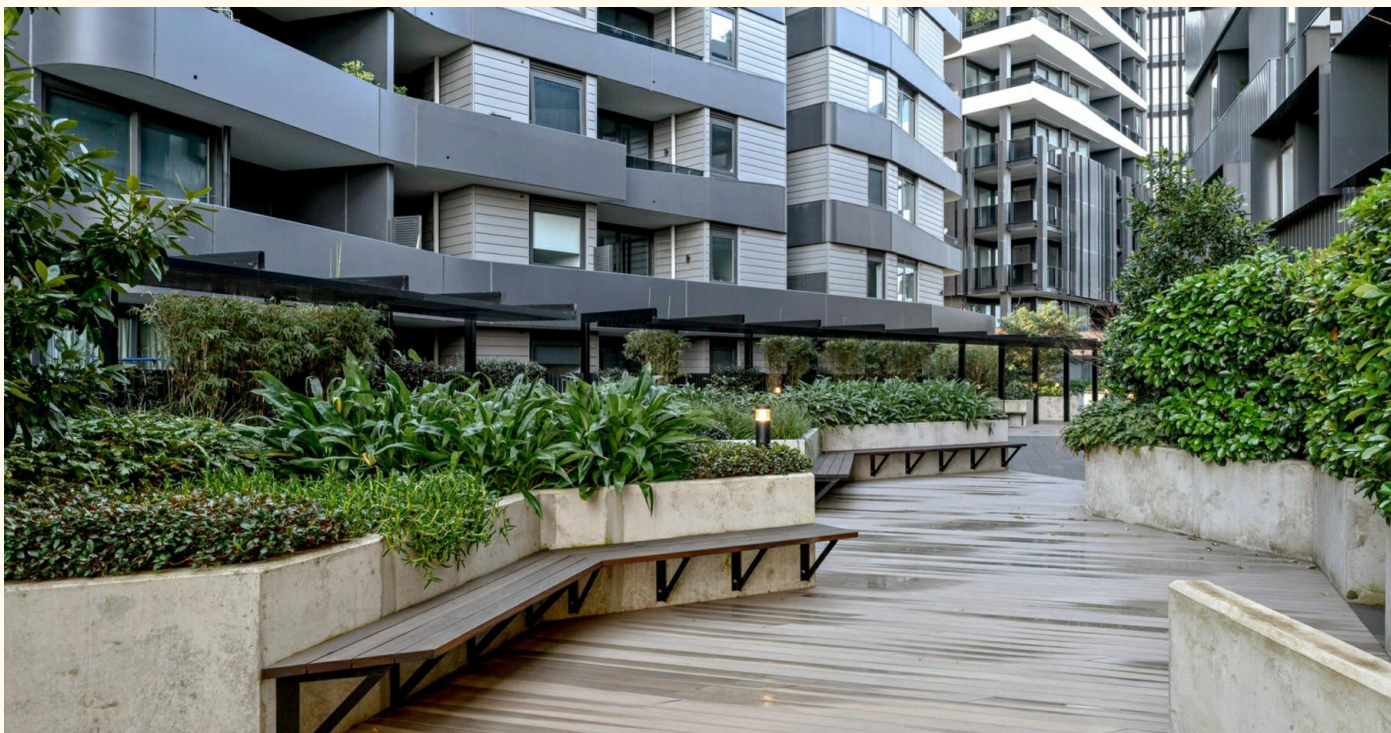




302B/8 Falcon Court, Footscray

Boutique Apartment Living with Exceptional Amenities

The Property

Welcome to 302B/8 Falcon Court, Footscray. Where premium living meets modern convenience, this boutique apartment in the award-winning Cowper Residences delivers a lifestyle of comfort and style. Comprising two bedrooms, a modern bathroom, a secure car space, and two storage units, it showcases light-filled interiors, quality finishes, and a flowing open-plan layout. A floor-to-ceiling window brightens the living and dining area, while sliding doors open seamlessly to a private balcony with elevated views. Ideally positioned just 4km from Melbourne's CBD, this property is appx 800 meters from the new Footscray Hospital - a prime location set to benefit from major infrastructure growth. With Footscray Market, Victoria University, local parks, and excellent public transport all nearby, it offers exceptional convenience and investment appeal.

The Point of Difference

- A well-designed open plan living and dining space, filled with natural light from a floor-to-ceiling window and offering seamless flow to a private balcony that captures elevated views.
- Contemporary kitchen appointed with sleek stone benchtops, quality stainless steel appliances, gas cooktop, integrated

2 1 1

FOR SALE

\$560,000 - \$600,000

VIEW

By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



dishwasher, ample storage, and an island bench with breakfast bar providing a stylish space for casual dining.

- Two spacious carpeted bedrooms with built-in robes, designed as comfortable retreats.
- Modern bathroom with floor-to-ceiling tiling, glass shower screens, rainfall shower, vanity with storage, mirrored cabinetry, and quality fixtures.
- Additional highlights include a neutral colour palette, split-system heating and cooling, a European laundry, and a secure basement car park with two separate storage units, providing convenient additional space, with premium finishes and modern fittings throughout.

The Point of Interest

This boutique development blends modern apartment living with exceptional convenience. Residents enjoy access to a 24-hour gym, creating an opportunity to maintain an active lifestyle close to home. Set in a desirable court location, it offers effortless access to shopping, dining, education, and health services, with Footscray Station just moments away providing train, bus, and tram connections across the city. A vibrant selection of cafés and restaurants enrich the lifestyle appeal, while Melbourne CBD is also within easy reach, placing work, leisure, and entertainment all at your doorstep. Experience refined living at its finest, where every detail is designed to exceed expectations and where location and lifestyle define contemporary apartment living.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 15/09/25.

MORE DETAILS

Property ID 2H89HGH
Property Type Apartment

Paul Caine 0421 551 051

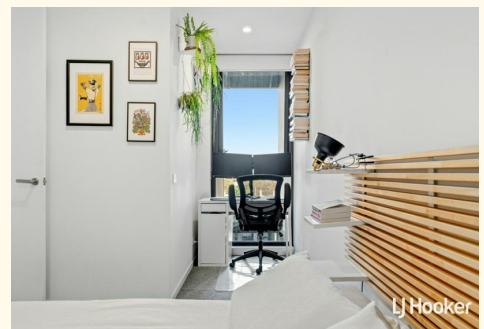
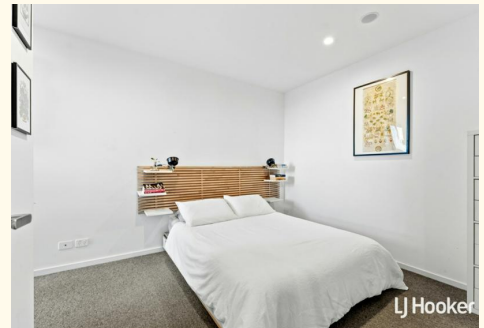
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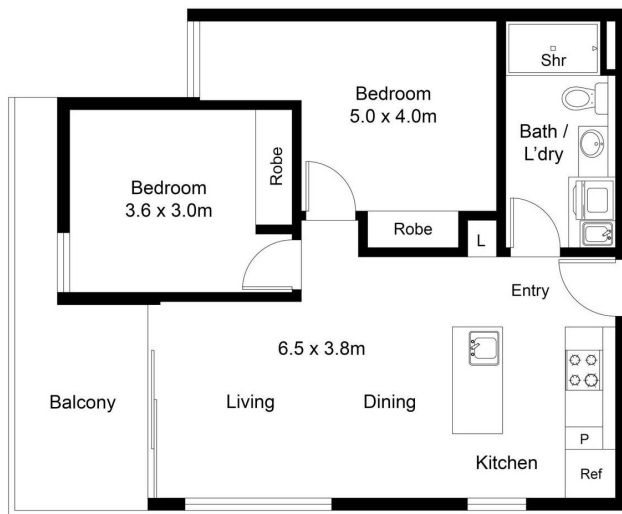
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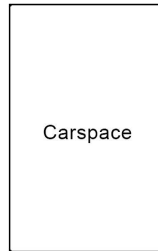




FLOOR PLAN

Elevated Storage
Above Carspace

(Not in position)



(Not in position)



(Not in position)

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**