

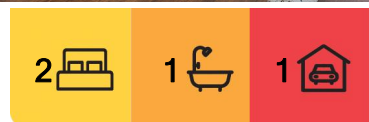
Footscray, 5/17 Gordon Street

Sublime Entry Level Offering in Coveted Location

LJ Hooker Property Point proudly presents 5/17 Gordon Street, Footscray. Representing an exceptional opportunity for first home buyers and investors alike, this quality-built and beautifully presented residence invites your inspection. Positioned for absolute lifestyle convenience, this property is surrounded by amenities, offering easy access to local cafes and restaurants, parklands and public transport services. Comprising separate living and meals spaces, a modern kitchen, two bedrooms and one bathroom, this property is complete with a private balcony and covered parking for one vehicle.

-Welcoming residents and guests with its bright and open interiors, this property begins with an inviting living room, with warm-toned timber floorboards providing ambience throughout. Glass sliding doors lead to a private outdoor balcony - the perfect space to enjoy a morning coffee or indulge in a glass of wine.

-A well-appointed kitchen awaits the home chef, boasting ample preparation space and an abundance of cabinetry. Quality stainless-steel appliances include a gas cooktop and



For Sale
\$340,000 - \$370,000

View
ljhooker.com.au/2FG3HGH

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under bench oven, while the generous layout encompasses the dining space, allowing for effortless entertaining.

-Accommodation includes two spacious bedrooms, each with built-in robes and plush carpets underfoot. The central bathroom offers modern amenities and a separate toilet, plus internal laundry provisions and excellent linen storage.

-Positioned within a quiet and well-established complex, this property will delight those seeking a low maintenance lifestyle, with no outdoor spaces to maintain. With low body corporate fees, residents will enjoy a move-in ready residence with lock-up and leave appeal.

-Comprehensive appointments include a single covered car space, ducted heating and quality roller blinds throughout.

Offering a lifestyle of leisure, residents will enjoy cafes, restaurants and specialty retailers within walking distance. Nearby amenities include Western Health Footscray Hospital and Western Private Hospital, Footscray Markets and Highpoint Shopping Centre, with the Maribyrong River, Riverside Golf and Sports Centre, Ascot Vale Tennis Club and Flemington Racecourse also within proximity. Well-positioned for commuters, this property is just 8kms from Melbourne CBD, with public transport options including bus and tram easily accessible.

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 is on www.findmyschool.vic.gov.au as of 25/10/24.

More About this Property

Property ID 2FG3HGH

Property Type Apartment

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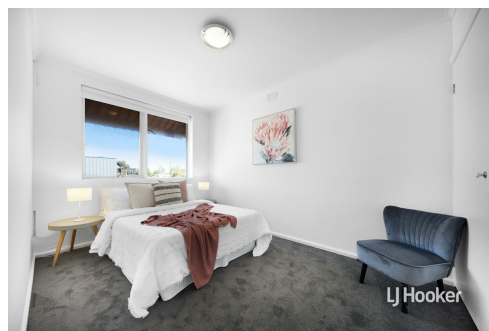
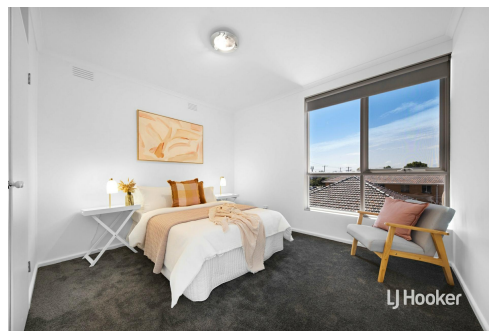
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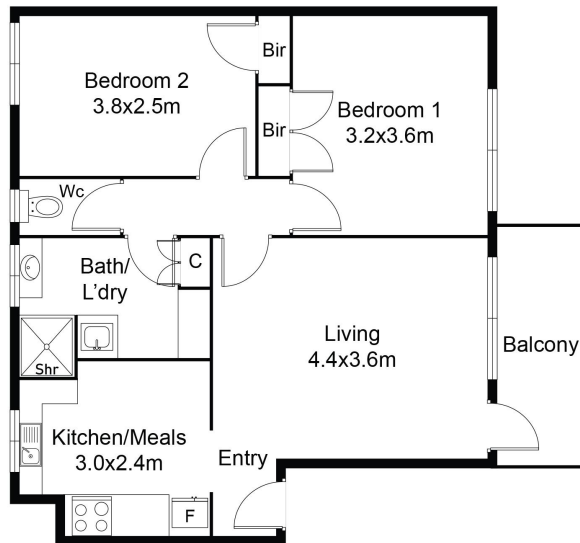
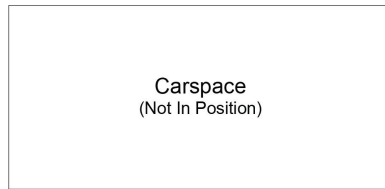
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.



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