

# 1 Stewart Street, Yarraville, Vic 3013

J A S S T E P H E N S

## House For Sale

Tuesday, 23 April 2024

1 Stewart Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Type: House



Elise Nemer  
0435863707



Tate Moore

**\$1,750,000 - \$1,850,000**

• Beautifully renovated and extended Edwardian residence offering luxury family living and superb indoor/outdoor entertaining • Master bedroom with large walk-in robe and ensuite + two additional bedrooms, including one with a full-width built-in robe • Formal living room with heritage fireplace • Open-plan kitchen/living/dining opening to entertaining deck with retractable awning • Discreet study nook • Luxurious main bathroom + separate powder room + walk-in laundry • Attic storage, easily accessible via a pull-down ladder • Quality floor treatments throughout, including timber floorboards and polished concrete • CCTV with four cameras for peace of mind • Hydronic heating panels + split-system heating/cooling + heated floors (bathroom, laundry, open-plan living) for all-year comfort • 6.6kW solar system + 2000L rainwater tank • French doors to the entertaining deck are fitted with built-in retractable insect screens to allow fresh air inside without unwanted guests • Neat front garden + generous back garden with fire pit and side access

Perfect for discerning families and born entertainers, this masterfully renovated and extended Edwardian offers the perfect blend of period style and modern sophistication in one of Yarraville's most coveted lifestyle pockets. Dream indoor/outdoor entertaining is just one of many highlights sure to impress, with heritage features, sleek modern additions and expansive proportions among the myriad features sure to capture your heart. Period elegance is the hallmark of the three spacious bedrooms, with an inviting master enhanced by a large walk-in robe, a stunning fireplace and a fully-tiled ensuite. The two additional bedrooms include one with a full-width built-in robe and are served by the oversized main bathroom, where a walk-in rainfall shower is complemented by an inviting bathtub and a separate powder room adjoining the walk-in laundry – another welcome inclusion for family living. An elegant formal living room highlighted by restored period features offers the perfect complement to the modern open-plan living space, where polished concrete floors underscore spacious living and dining zones and a stunning kitchen with stone benchtops, stainless steel appliances and a large island bench. Folding and French doors completely open the space to the adjoining alfresco deck for seamless indoor/outdoor entertaining. A retractable awning provides weather protection, while the generous back garden beyond offers a fabulous play space for kids and pets. Those working from home will appreciate the discreet study nook, while hydronic heating and split-system cooling, heated floors, easily accessible attic storage and sustainability and security features all add extra appeal to this enticing package. Why you'll love this location: Ideally positioned on a desirable street infused with a fabulous sense of community, this dream Inner West address offers enviably easy family living just 8.6km\* from the heart of Melbourne's vibrant CBD. Stroll to local eateries and cafes in just three minutes\* for a coffee or weekend brunch at Advieh or take the eight-minute\* walk into Seddon Village to be spoilt for choice, with a wide range of restaurants and cafes joined by inviting boutiques, handy services and boutique grocers. Yarraville Village is also within easy strolling distance, offering an instantly welcoming atmosphere and streets lined with cosy cafes, tempting bars and restaurants and great shopping. Catch a movie at the iconic Sun Theatre, grab some supplies from the village grocers or take advantage of Yarraville's inner-village train station for a swift commute to the city. The kids will love being able to walk to Harris Reserve's much-loved playground in just six minutes\*, while proximity to the great shopping and conveniences of Yarraville Square, Footscray, Altona Gate Shopping Centre and Highpoint Shopping Centre adds significant lifestyle appeal to this location. Families will benefit from sought-after school zoning and easy walk-to-school mornings, with Yarraville West Primary School, St. Augustine's Primary School and Footscray High School all enviably close to home.\*Approximate