

10/40 Murray Street, Yarraville, Vic 3013

J A S T E P H E N S

Apartment For Sale

Thursday, 30 May 2024

10/40 Murray Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



George Alexander
0393169000

\$570,000 - \$620,000

• Modern apartment located within Yarraville's iconic St. George's Theatre • Sunny open-plan living showcasing a stone-topped kitchen and spacious living and dining areas opening to a private entertaining terrace • Master bedroom with full-width built-in robe and terrace access + second bedroom with built-in robe • Bright and inviting bathroom with shower over inset bath + European laundry • Split-system heating and cooling + wall heaters in both bedrooms • Freshly painted throughout + newly-laid engineered timber floorboards in the master bedroom and open-plan living • Secure allocated parking

Situated within the historic St. George's Theatre, this instantly inviting two-bedroom apartment offers a peaceful sanctuary just footsteps from the buzz of Yarraville Village. Updated with fresh paint and new engineered timber floorboards highlighting the sunny interiors, the apartment offers enviably easy living and superb alfresco entertaining in the heart of the village – one of the Inner West's most popular lifestyle destinations. Spacious open-plan living offers an inviting space to relax and entertain, showcasing generous living and dining zones joined by a well-appointed stone-topped kitchen with stainless steel appliances and an island bench with incorporated storage. French doors invite you for an alfresco coffee or summer cocktails with friends on the covered terrace, where the theatre's original red brick façade provides both enviable privacy and a unique link to its rich history. When it's time to rest, two spacious bedrooms with built-in robes provide peaceful retreats, with the large master also boasting French doors to the terrace to offer a fabulous indoor/outdoor sanctuary. The centrally positioned bathroom is bright and inviting, while the discreet European laundry and secure car space add extra appeal.

Why you'll love this location: St. George's Theatre is one of Yarraville's most recognisable landmark buildings, boasting a long history as part of Melbourne's arts scene and a notable claim to fame having been used as a filming site for the much-loved Australian film, *Strictly Ballroom*. Its history and architectural beauty are just the start of its appeal, with its coveted location promising an unbeatable village lifestyle and enviably easy city access. The closest café is a one-minute* walk from home, with Yarraville Village unfolding on your doorstep offering great places to eat, cosy wine bars and boutique shopping. Gourmet grocers and a range of handy services ensure everything you need is at your fingertips, with easy walking distance proximity to Coles at Yarraville Square adding extra convenience. The beautiful Sun Theatre invites you for a movie night a two-minute* stroll from home while Yarraville's inner-village train station ensures a swift rail commute to the CBD. Young families craving a dynamic city-fringe lifestyle will appreciate the short walk to a choice of childcare providers, Yarraville West Primary School and St. Augustine's Primary School as well as the parks and playgrounds within strolling distance, including Beaton Reserve, Fels Park and Yarraville Gardens. Enjoy an easy 7.5km* drive into the CBD thanks to nearby freeway access and enjoy summer days at Williamstown Beach, a 12-minute* drive or a short train ride away.*Approximate.