

# 101 Blackwood Street, Yarraville, Vic 3013

J A S T E P H E N S

## House For Sale

Friday, 3 May 2024

101 Blackwood Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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**\$2,000,000 - \$2,200,000**

• Renovated and extended home circa 1951 offering a stunning retreat in a highly sought-after Yarraville location • Period character ideally complemented by contemporary updates and generous proportions • Interconnected living areas – open-plan kitchen/dining/living + formal lounge • Superb loft-style home office • Master bedroom with large walk-in robe and luxury ensuite • Two additional bedrooms, one with built-in robe • Main bathroom with shower over bath • Sleek, galley-style laundry with internal/external access • Quality floor treatments throughout, including restored original floorboards and manufactured pecan floorboards • Alfresco entertaining deck + backyard offering an inviting oasis of established trees and gardens • Ducted heating and cooling throughout • Under-stair storage • Envidable off-street parking – two carports + secure garage

Sure to delight discerning buyers seeking a dream Yarraville lifestyle, 'Clovelly' is a superb three-bedroom, two-bathroom sanctuary set on approximately 480sqm\*, offering comfort and space in a prime inner-village location. The character of the 1950s has been beautifully complemented by contemporary updates and a light-filled extension, with a leafy garden and easy outdoor entertaining adding extra appeal. Interconnected living spaces create a free-flowing hub for relaxation and easy entertaining. A formal lounge held within the original part of the house is steeped in heritage charm, offering front garden views and a cosy space to enjoy a glass of red wine on wintry Melbourne nights. Sliding doors allow you to close the formal lounge off or open it up to the adjoining open-plan space, where a well-appointed kitchen overlooks a generous dining zone and a large, light-filled living room crowned by a soaring double-height void and spectacular feature lighting. Head upstairs past the gallery wall ready to be filled with art to the loft-style home office, where in-built cabinetry and floor-to-ceiling book shelving create an inspiring workspace. When it's time to rest, three spacious bedrooms offer inviting retreats and include a stunning master elevated by a large walk-in robe and a luxe ensuite with floor-to-ceiling tiling and a double vanity. The additional bedrooms are served by the main bathroom, while a sleek, galley-style laundry, under-stair storage and ducted heating and cooling add extra appeal to the inviting interiors. Outside, an entertaining deck overlooks the leafy back garden, offering the perfect spot for alfresco dining and summer BBQs with family and friends. Why you'll love this location: Positioned directly opposite Beaton Reserve on a quiet, tree-lined street just 8.7km\* from the CBD, this address offers prestige, convenience and a dream city-fringe lifestyle. Stroll to Yarraville Village in just five minutes\* to be instantly immersed in its welcoming atmosphere, with streets lined with bustling cafes, inviting eateries and a great array of shops and services. Catch a movie at the historic Sun Theatre, meet friends at one of the village wine bars or pick up some gourmet supplies from the friendly grocers. Yarraville Station also awaits within the village, offering regular city-bound trains and easy access to Yarraville's neighbouring suburbs. The convenience of Coles and a variety of retailers awaits at Yarraville Square, a seven-minute\* walk from home, while proximity to Altona Gate Shopping Centre, Central West Shopping Centre and Highpoint Shopping Centre promises moments-from-home access to a world of shopping and a choice of supermarkets. Families will benefit from a choice of childcare providers within walking distance, a seven-minute\* stroll to Yarraville West Primary School and an easy walk to St. Augustine's Primary School. Secondary school kids will enjoy a one-stop train ride to Footscray High School's Pilgrim campus.\*Approximate