

113 Empress Avenue, Kingsville, Vic 3012



House For Sale

Friday, 17 May 2024

113 Empress Avenue, Kingsville, Vic 3012

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 413 m2

Type: House



Huss Saad
0383987800



James Egglestone
0383987800

\$1,375,000 - \$1,490,000

The sense of joy and warmth this beautifully updated and extended period home exudes is unmistakable. Three bedrooms offer inviting retreats, a superb open-plan living area is complemented by a formal lounge, and outside you'll entertain under a canopy of grape vines and twinkling lights with views of the enchanting back garden – a lovingly curated explosion of colour and greenery. - renovated and extended period weatherboard set on a 413 sqm allotment in a prime Inner West lifestyle location - superb, sun-drenched open-plan hub with a soaring raked ceiling, clerestory windows, and beautiful garden views. A stone and timber-topped kitchen with stainless steel appliances and a pendant-lit breakfast bar is joined by generous dining and living zones opening to alfresco entertaining - formal lounge offering the luxury of a second living space - three bedrooms, including two with carpet and built-in robes - bright, all-white bathroom with bathtub, shower, and separate toilet - walk-in laundry with internal/external access - high ceilings, plantation shutters - beautifully leafy front garden with an inviting paved pathway - breathtaking private backyard with a beautiful grape vine shade area, paved entertaining patio, garden shed, and twin water tanks for irrigation - hydronic heating and split-system heating/cooling - off-street parking - ideally situated to enjoy a superb Inner West lifestyle! Walk to Somerville Road's cafes and eateries in just four minutes and stroll to Yarraville Square in 13 minutes for the convenience of Coles and a variety of retailers. Walking distance proximity to Yarraville Village and Seddon Village adds loads of lifestyle appeal, with both villages offering a fabulous selection of cafes, restaurants, boutiques, and grocers. Stroll to Cruickshank Park for a scenic stroll along the Stony Creek Trail and walk to a selection of much-loved playgrounds, sure to delight the kids - walk to Yarraville West Primary School and St. Augustine's Primary School and drive to Footscray High School in six minutes - only 8.9km from the CBD with easy road access, or easy walk to either Seddon or West Footscray Station for regular city-bound trains