

114 Francis Street, Yarraville, Vic 3013

J A S S T E P H E N S

Sold House

Wednesday, 28 February 2024

114 Francis Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Type: House



Tate Moore



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Contact agent

• Beautifully updated period cottage offering easy modern living in a superb walk-to-the-village location • Two large bedrooms • Inviting living/dining with gas log fire and stylish in-built storage • Well-appointed kitchen with a sunny garden outlook • Generous bathroom and enclosed toilet • Enviably large laundry • Split-system heating and cooling in both bedrooms and living area • North-facing courtyard garden with covered entertaining area

Offering period charm with modern updates, this inviting cottage presents a superb opportunity for buyers seeking instant comfort and enviable access to the renowned Yarraville lifestyle. Flanked by chic in-built shelving, the living space's stunning gas fire creates a cosy atmosphere for quiet nights in while an elegant pendant light accents the dining zone to illuminate dinner parties with family and friends. The easy flow through to the well-appointed kitchen completes this superb open-plan hub, with huge windows framing views of the sunny north-facing courtyard – the ideal spot for alfresco entertaining and a safe outdoor play space for kids and pets. Two spacious bedrooms boast split-system heating and cooling for customisable comfort and are serviced by the generous bathroom, where an oversized shower and adjoining enclosed toilet await. The oversized laundry adds extra appeal to this move-in-ready package, sure to tick all the boxes for buyers seeking an affordable home in a premium lifestyle location. Why you'll love this location: Perfectly positioned to enjoy the Yarraville lifestyle, this address places every convenience within walking distance and the vibrant CBD of Melbourne less than 10km* from home. Walk to Yarraville Village in just seven minutes* to immerse yourself in its renowned café and dining scene, with tempting boutiques and grocers to be explored and the iconic Sun Theatre inviting you for a movie at one of Melbourne's most historic cinemas. Young families will appreciate the easy access to a selection of parks and playgrounds, with Fels Park and Beaton Reserve both a short walk from home and Cruickshank Park and Yarraville Gardens both enviably close by. A choice of childcare options awaits within strolling distance, while the easy walk to Yarraville West Primary School and St. Augustine's Primary School adds extra family appeal. Enjoy a smooth drive to the city thanks to nearby freeway access or walk to Yarraville Station in nine minutes* for regular rail transfers.*Approximate