

116 Stephen Street, Yarraville, Vic 3013

J A S S T E P H E N S

House For Sale

Tuesday, 7 May 2024

116 Stephen Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 2

Type: House



Tate Moore



Elise Nemer
0435863707

\$950,000 - \$1,000,000

• Heritage home held within one of Yarraville's landmark buildings, circa 1922 • High ceilings and loads of natural light • Two bedrooms with built-in robes • Two bathrooms + walk-in laundry with internal/external access • Oversized living room on the lower level • Huge open-plan kitchen/living/dining with city views on the upper level • Ducted heating + split-system heating/cooling on the upper level • Access to large, shared courtyard garden

Located within one of Yarraville's most recognisable heritage buildings, this two-bedroom, two-bathroom home offers huge living spaces, city views and a superb village lifestyle. Instantly welcoming with enviable room to move, you'll be able to move straight in with nothing to do, while renovators will see the exciting potential for further updates and the creation of extra bedrooms on the lower level to accommodate family living. Step inside to the entry foyer inviting you to the first of two huge living spaces, where concrete flooring lends a charmingly industrial aesthetic. This space offers plenty of room to create a multi-purpose area with a lounge zone, a home office, a creative studio space or an extra bedroom. A quietly positioned bedroom with a built-in robe and a bright bathroom share the lower floor, with a timber staircase revealing the light-filled upper level boasting stunning timber floorboards and impressive dimensions. A second bedroom with a large wardrobe enjoys use of the large mosaic-tiled bathroom offering a full-sized bathtub and separate shower. The sun-drenched open-plan living area provides a welcoming hub for relaxing and entertaining. Generous dining and living zones enjoy stunning city views, allowing you to watch the city light up at night and enjoy the New Year's Eve fireworks from the comfort of the couch. The beautifully appointed kitchen includes stainless steel appliances and a fabulous portable timber-topped island bench, making cooking for family and friends a pleasure, while split-system heating and cooling ensures your comfort. A separate laundry offers extra convenience, ducted heating on the upper level keeps the home cosy during Melbourne's cooler months and access to the shared central courtyard offers easy alfresco living with total privacy from the street.

Why you'll love this location: Village life is on your doorstep in this superb location! Enjoy a coffee from Boma Coffee, right across the road, or take the three-minute* walk into the heart of Yarraville Village to be spoiled for choice by its wide selection of bustling cafes, inviting wine bars and fabulous restaurants and eateries. The historic Sun Theatre invites you for a movie night in style and the village boutiques and grocers offer superb convenience, right at your fingertips. Walk to Yarraville Gardens in eight minutes* and drive to Williamstown Beach in just ten minutes* for easy days by the water at one of Melbourne's most iconic seaside destinations. Easy freeway access ensures a swift 7.8km* drive into the CBD or walk to Yarraville Station in six minutes* for regular city-bound trains. Those with kids will appreciate the easy walk to Yarraville West Primary School and St. Augustine's Primary School while Footscray High School welcomes the big kids a three-minute* drive or a one-stop train ride away.*

Approximate