

12 Banool Avenue, Yarraville, Vic 3013

buxton

House For Sale

Tuesday, 13 February 2024

12 Banool Avenue, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Matthew John
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Peter Skourtis
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\$850,000 - \$900,000

Introducing a modern retreat within the esteemed Yarraville Place, celebrated in December 2023 and meticulously crafted by renowned architects Rothe Lowman. This semi-detached townhouse, only nine months young, offers a blend of contemporary comfort and enduring style. Enter to discover the inviting ambiance of oak engineered floors that grace the halls and living areas, guiding you towards a solid oak staircase—a testament to the home's impeccable craftsmanship. Designed for seamless indoor-outdoor living, this residence features caesar stone benchtops and a splashback, radiating effortless sophistication. The open-plan living area, flooded with natural light, beckons you to relax and entertain, while a suite of Smeg appliances inspires culinary creativity. The bedrooms provide sanctuary, with ceiling fans and reverse cycle air-conditioning, ensuring year-round comfort and mirrored robes in the second and third bedrooms. The master suite boasts a spacious walk-in robe and double sinks in the ensuite—a luxurious retreat for relaxation. But it's not just the interior that dazzles; seamlessly linked to both the living and dining areas, step out onto the oversized balcony, where you can immerse yourself in a serene ambiance or entertain loved ones. An inviting space ideal for creating lasting memories with family and friends. With the option for the fridge to remain, a video intercom system for added security, and NBN and antenna points installed throughout, this home effortlessly combines modern living with timeless charm, while the home's charming red brick facade nods to the site's Woollen Mill past. Located within walking distance of Yarraville Village's vibrant cafes and shops, and the beloved Sun Theatre, along with the convenience of Yarraville train station, this residence epitomizes community living. Zoned to the esteemed Yarraville West Primary School and with childcare facilities nearby, it caters perfectly to families seeking education and convenience. With a single lock up garage, multiple public transport options and direct freeway access just a 3-minute drive away, commuting to the city is a breeze. Embrace the unique sense of community that defines Yarraville—a charming blend of small-town warmth and city proximity, promising new adventures, and cherished connections at every turn.