

**12 Cranbrook Street, Yarraville, Vic 3013**



**Sold House**

Wednesday, 20 September 2023

12 Cranbrook Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 480 m2**

**Type: House**



Marcus Varrasso  
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Simon Gowling  
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## Contact agent

Ideally positioned a short stroll from Mclvor Reserve and Wembley Primary School, this 2-bedroom residence is primed for a discerning investor or first home buyer seeking stability and simplicity in a sought-after suburb renowned for its strong sense of community and village lifestyle. Capturing city glimpses, the home is welcoming and light-filled, offering a north-facing living and dining area, a vibrant vintage kitchen, two comfortable bedrooms - the main with built-in robes, and a study that perfectly caters to remote work requirements. Outside, a generous undercover alfresco area provides ample space to enjoy outdoor entertaining and shade for kids to play, whilst the rear garden expands with great lawn space pets and children will love. Appreciating the service of a central bathroom, separate laundry, and WC, further amenities include reverse cycle air conditioning, ample off-street parking, and a garage (storage only) behind secure gates. With the bus at the end of the street, it's a 5-minute ride to Yarraville Station and the 'foodie haven' that is Yarraville Village; it's within walking distance of Cruikshank Park and boasts easy access to major arterial and the CBD.