

**128 Gamon Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Thursday, 13 June 2024

**128 Gamon Street, Yarraville, Vic 3013**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lily Lynch  
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Jade Silcock  
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**\$840,000 - \$900,000**

Discover the perfect blend of classic charm and modern comfort at 128 Gamon Street, Yarraville. This single-fronted Edwardian home offers a deceptively large interior, making it an ideal first home or a smart investment opportunity. Key Features:- Deceptively Spacious: Enjoy the generous proportions of this home, featuring two large bedrooms, the master with a built-in robe.- Comfort and Convenience: With hardwood floors, high ceilings and two separate living areas, this home is ready for you to move in and live comfortably. The bathroom includes a shower over bath and there is a convenient laundry area.- Wood Fire Heater: Stay warm and cozy during the colder months by the inviting wood fire heater in the living room, adding a touch of rustic charm and comfort.- Outdoor Living: The private paved courtyard offers a serene outdoor space or alternatively off-street parking for one car – a rare find in this pocket of Yarraville.- Prime Location: Situated on a desirable corner block, this home is located in a sought-after pocket of Yarraville. You'll be within walking distance to both Seddon and Yarraville shopping villages, spoilt for choice with coffee spots, wine bars and boutique shopping. Move in now and enjoy the current comforts or take advantage of the potential to renovate and further enhance this charming home. Don't miss this rare opportunity to secure a property in one of Yarraville's most desirable locations. Why you'll love this location: Superbly positioned to enjoy the famed village lifestyle of the Inner West, this enviable location is sure to impress! Stroll to your choice of cafes just footsteps from the front door or walk to the heart of Seddon Village in just five minutes\* to enjoy a fabulous range of cafes and restaurants, gourmet grocers and boutique shops. Yarraville's village is also a short walk from home, with its welcoming atmosphere, great dining and café scene and the iconic Sun Theatre to tempt you. Walking distance proximity to sought-after schools makes this an ideal location for family living, with St. Augustine's Primary School, Yarraville West Primary School and Footscray High School's Pilgrim campus all an easy stroll from home. Young families will appreciate the four-minute\* walk to the Harris Reserve playground while Yarraville Gardens also awaits within walking distance. \*Approximate