

**13 James Street, Seddon, Vic 3011**



**Sold House**

Wednesday, 4 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Area: 382 m2**

**Type: House**



Joseph Luppino  
0383987800



Raymond Abilameh  
0383987800

**\$1,820,000**

Step into the past while embracing the comforts of the present. This extraordinary double-fronted Victorian home effortlessly marries the charm of a bygone era with modern-day convenience, offering you a truly exceptional living experience. Designed with family living in mind the home boasts a huge amount of space both inside and out. Tucked away in the quiet streets of Seddon, enjoy this heartland gem with Seddon Village literally a minute's walk away. The best of both worlds with no sacrifice; a long-term family home in a thriving locale. Simply a rare opportunity too good to pass up!\_ A true family home with four true bedrooms and two bathrooms\_ Master bedrooms features walk through robe accessing private ensuite\_ Three additional full size bedrooms, two with BIR's\_ Central bathroom features full size jet spa bath with separate shower\_ High ceilings and ceiling fans keep the home cool with split system assistance to living area\_ Ornate fireplaces feature throughout the bedrooms whilst hydronic heating offers impressive warmth\_ Gleaming timber floors flow through from the hallway from front to back\_ Open plan kitchen/living/meals flows seamlessly to undercover entertaining area via bi-fold doors\_ The kitchen gleams with stone benchtops and boasts 900mm appliances with a full butlers pantry\_ A backyard of true desire – an entertainers dream with huge lawn and enormous storage options

- \_ Rear access with potential for OSP
- \_ Perfectly positioned to enjoy

the sought-after Bristow Reserve park located directly at the end of the street (100m)\_ Two minutes' walk to the desirable Seddon Village (200m) with Cafes, Restaurants, retail and more\_ Transport is easy with Middle Footscray Station only 400m away and Seddon Station only 600m away\_ On the city Fringe at just over 7km from Melbourne CBD