

**134 Severn Street, Yarraville, Vic 3013**

J A S T E P H E N S

**Sold House**

Wednesday, 10 April 2024

134 Severn Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,310,000**

• Updated and extended Californian Bungalow offering move-in-ready family living and easy alfresco entertaining  
• Perfect for families seeking a forever home in a prime lifestyle location  
• Period features retained and celebrated alongside chic modern updates  
• Three bedrooms, including one with a full-width built-in robe  
• Classic family kitchen with timber cabinetry and stainless-steel appliances  
• Formal dining room with fireplace + living room with outdoor access  
• Family bathroom + second toilet + walk-in laundry  
• Ducted heating/cooling + instant hot water  
• Solar panels to supply sustainable energy and keep bills down  
• Large inviting back garden with a covered entertaining deck  
• Off-street parking

Exuding charm and elegance in one of Yarraville's most sought-after locations, this updated and extended Californian Bungalow's modern comforts, effortless style and contemporary proportions promise easy family living, while stunning heritage features add undeniable charm. Distinct but interconnected living spaces ensure plenty of flexibility and room to move, with an enviably sized family kitchen flowing through to a large dining room and a spacious living room, where sliding doors invite you to the full-width covered deck for easy alfresco dining and entertaining. The garden beyond is a family dream come true, with plenty of space for the kids to run and play and abundant lemon, lime and mandarin trees promising a bountiful harvest each year. Three bedrooms offer spacious accommodation for the whole family, with the large master enjoying front garden views, the second bedroom appointed with a large built-in robe and the third bedroom tucked privately at the rear of the house enjoying direct outdoor access. Serving the bedrooms is the inviting bathroom adorned with chic subway tiling and contemporary fittings, ideally complemented by a second toilet adjoining the walk-in laundry – another welcome inclusion for family life. Ducted heating and cooling ensure your constant comfort and off-street parking adds extra appeal.

Why you'll love this location: Offering a superb family lifestyle and a friendly neighbourhood less than 10km\* from the CBD, this fabulous address boasts enviable access to every convenience and a wonderful outdoor lifestyle at your fingertips. Walk to Cruickshank Park in just two minutes\* for a scenic morning stroll along the Stony Creek Trail as it winds its way through stunning natural surroundings past playgrounds and leisure facilities. Yarraville Square offers the convenience of Coles and a variety of retailers an easy walk from home, while the Wembley Avenue shops await a nine-minute\* walk away. Yarraville Village is also within walking distance, offering a superb selection of bustling cafes, great restaurants and cosy wine bars. Enjoy a leisurely browse through the village boutiques, pick up supplies at the local grocers and enjoy a movie at the historic Sun Theatre. The 432 bus stops just footsteps from your front door, promising a swift five-minute\* ride to the heart of the village and easy access to Yarraville Station, where regular city-bound trains make your commute a breeze. Sought-after school zoning is another advantage offered by this address, with Wembley Primary School a nine-minute\* walk from home and Footscray High School's Pilgrim campus just six minutes\* away.\*Approximate