

# 14-18 Murray Street, Yarraville, Vic 3013

J A S S T E P H E N S

## House For Sale

Saturday, 4 May 2024

14-18 Murray Street, Yarraville, Vic 3013

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



Jade Silcock  
0393169000



George Alexander  
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**\$1,400,000 - \$1,500,000**

• Landmark historical property in the heart of Yarraville Village, architecturally converted to offer a spacious home and/or workspace • Superb spaces, period features and modern additions • Five large bedrooms offer flexibility to create studio and workspaces • Open-plan kitchen/living/dining opening to a private leafy courtyard • Large retreat space + separate study • Two bathrooms + walk-in laundry + Euro laundry • Superb comfort assured by a range of heating options - wood fire + split-system x 5 heating/cooling + heating panels • Under-stair storage • Solar panels

Originally a Salvation Army Hall, this address is one of Yarraville's most beloved historical landmarks and has been architecturally converted into an inviting inner-village retreat, with plenty of room to run a commercial endeavour from the comfort of home. The hall's original double-height cathedral ceiling offers breathtaking proportions to the open-plan living space, where generous living and dining zones are warmed by a cosy wood fire and offer an easy flow to the beautifully decorated kitchen. Access to the paved, leafy courtyard adds extra appeal to the heart of the home, ensuring private alfresco entertaining or just a quiet place to enjoy a good book with a cuppa from one of the village cafes. Adding extra living space is the large retreat area, while a study, bathroom and walk-in laundry add extra convenience to the lower level. Five bedrooms spread across both levels promise superb flexibility, offering equal potential as workspaces or inviting bedroom sanctuaries. A skylit master bedroom with built-in robes and a private bathroom along with two more bedrooms on the upper level with bay windows looking down into the living space. On the lower level are two more bedrooms, including one with storage and courtyard access, also ideal for use as a studio. Split systems (x5) ensure comfort throughout while under-stair storage adds extra appeal to this magnificent property.

**Why you'll love this location:** If you love the buzz and community of village living, you'll fall head over heels for this superb location, smack bang in the heart of Yarraville Village and only 7.9km\* from the CBD. Step out the front door to be instantly immersed in Yarraville's renowned cosmopolitan atmosphere, with bustling cafes, fabulous restaurants and cosy wine bars within footsteps of home. The Sun Theatre is just metres away inviting you for a movie night, while the convenience of the village grocers, boutiques and services ensures everything you need is right at your fingertips. Walk to Yarraville Station in two minutes\* for a swift commute to the CBD and enjoy the stunning surroundings at Yarraville Gardens, a ten-minute\* walk from home. Those with kids will appreciate the short walk to Yarraville West Primary School and St. Augustine's Primary School and the easy one-stop train ride to Footscray High School's Pilgrim campus. \*Approximate