

**14 Stone Street, Yarraville, Vic 3013**



**House For Sale**

Tuesday, 9 January 2024

**14 Stone Street, Yarraville, Vic 3013**

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 324 m2**

**Type: House**



Leo Dardha  
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Larissa Grava  
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**\$1,300,000 - \$1,350,000**

Instantly inviting family home ideally situated to enjoy the famed Inner West lifestyle•Perfect for families seeking a renovated character home with plenty of room to move•Four spacious bedrooms with robes including a huge parents' retreat with a walk-in robe and ensuite•Open-plan living offering generous dining and living spaces as well as a well-appointed kitchen•Large study, perfect for those working from home•Stunning main bathroom with freestanding bathtub and luxurious rainfall shower•Huge laundry with internal and external access + guest toilet•Ducted heating and evaporative cooling and solar panels•Spacious back garden with paved entertaining patio + leafy front gardenExuding character and comfort at every turn, this beautifully renovated family home offers easy living in one of the Inner West's most coveted lifestyle locations. With plenty of room to move and space to extend further (STCA), this is the perfect opportunity for buyers seeking a home for their kids to grow up in, with a flexible floor plan and an enviably large back garden for them to enjoy.Open-plan living invites you to spend quality time together, with generous living and dining zones accompanied by a beautifully appointed kitchen. Timber cabinetry is complemented by granite benchtops and quality appliances (including Asko and Ilve), with a pendant-lit island bench providing the perfect spot for casual dining or for the kids to sit and do their homework while you get dinner ready. A cosy wood fire adds to the appeal of this inviting family hub, while French doors invite you to dine and entertain alfresco on the paved patio overlooking the large back garden – a dream come true for most city kids! Four bedrooms each offer inviting spaces, with those on the lower level offering built-in robes whilst the huge parents' retreat has with a walk-in robe and ensuite on the upper level. The stunning main bathroom offers the everyday luxury of a stylish freestanding bathtub and an indulgent rainfall shower and is ideally complemented by a guest toilet adjoining the huge laundry.Those working from home will be delighted by the generous study, with a cleverly converted fireplace providing invaluable wine storage. Other highlights include ample roof, under-stair and shed storage, and ducted heating and evaporative cooling. Ideally situated to enjoy the delights of Yarraville, this ideal address places every convenience within walking distance and the vibrant CBD of Melbourne just 9.1km\* from home. Walk to Yarraville Village in just 13 minutes\* to enjoy its fabulous cafes, restaurants, boutique shops and gourmet grocers. Catch a movie at the iconic Sun Theatre and enjoy the ease and convenience of regular city-bound trains from Yarraville Station in the heart of the village. Walk to Coles at Yarraville Square and take your pick of parks for the kids and dogs with the highly sought after Cruickshank park within a 5 minute\* walk and the Stony Creek Trail, with the nearest entrance just seven minutes\* away on foot. Families will appreciate the easy stroll to a wide range of childcare options and a short walk to either of two zoned Primary Schools - Yarraville West and Wembley. Conveniently located on a number of private school bus routes, plus easy access to Port Melbourne High and Footscray High School's Pilgrim campus to welcome the older kids.\*Approximate