

# 166 Williamstown Road, Kingsville, Vic 3012

J A S T E P H E N S

## House For Sale

Tuesday, 19 March 2024

166 Williamstown Road, Kingsville, Vic 3012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jade Silcock  
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**\$980,000 - \$1,075,000**

• Beautifully renovated period home in a superb Inner West lifestyle location • Stunning heritage features including hand-shaped plasterwork, ornate fireplaces, Jarrah weatherboards, hardwood floors and 3.4m\* ceilings • Spacious entry foyer + elegant formal lounge + open-plan kitchen/dining/living • Three bedrooms, including one with a built-in robe • Bathroom with separate toilet + large laundry with internal/external access • Ducted heating and 2x split system aircon • Attic storage • Paved entertaining courtyard and stunning native garden • Carport parking • Plans approved for the addition of an ensuite to the master bedroom and to extend the living space

One of the oldest houses in Kingsville, this stunning three-bedroom home exudes period charm and refined character, with original features seamlessly complemented by modern updates to create a dream family retreat in one of the Inner West's most coveted lifestyle locations. Step inside to be welcomed by the spacious entry foyer, inviting you to slip off your shoes and relax in the formal lounge, where a beautiful bay window takes in front garden views and a stunning heritage fireplace creates the perfect focal point. Offering extra living space is the huge open-plan area at the rear of the house, comprising a beautifully appointed stone-topped kitchen with a walk-in pantry joined by generous living and dining zones. Enjoy family meals in front of the crackling open fire and delight in easy alfresco entertaining, with French doors opening from the living space to the leafy paved patio. The native garden beyond is a haven for birdlife and extends to the front garden, embracing the house in lush greenery. Three bedrooms offer spacious sanctuaries, with one appointed with a built-in robe and a large master enjoying front garden views. A large walk-in laundry offers access to the neat bathroom and separate toilet, while ample attic storage and carport parking add extra appeal. Plans have been approved for the addition of an ensuite bathroom to the master bedroom and to extend the living space, offering exciting options for the future of this grand old home.

Why you'll love this location: Ideally situated to enjoy the renowned village lifestyle of the Inner West, this coveted address places every convenience within easy walking distance and Melbourne's vibrant CBD just 8.7km\* from your front door. Stroll to Somerville Road's cafes and eateries in just four minutes\* and meet friends at Willow Wine Café, a three-minute\* walk from home. Seddon Village and Yarraville Village are both a stroll away, offering a superb selection of bustling cafes, great restaurants and cosy bars. Enjoy a movie at the iconic Sun Theatre and stroll home afterward, grab gourmet supplies at the village grocers and browse the enticing boutiques that line the streets of both Seddon and Yarraville. Yarraville Square offers the convenience of Coles and a variety of handy retailers a short walk from home, while enviable proximity to Footscray's buzzing international dining scene adds undeniable lifestyle appeal. Walk to your choice of parks and playgrounds, including Beevers Reserve, Harris Reserve and Cruickshank Park and enjoy easy school mornings ahead, with Yarraville West Primary School an eight-minute\* walk from home and Footscray High School's Pilgrim campus just five minutes\* away by car. Nearby freeway access makes driving into the city a breeze, while walking distance proximity to your choice of train stations ensures easy CBD access without the parking hassles. \*Approximate