

**173 Pilgrim Street, Seddon, Vic 3011**

J A S T E P H E N S

**Sold House**

Thursday, 26 October 2023

173 Pilgrim Street, Seddon, Vic 3011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tate Moore



Lachlan Haddrell  
0478751101

**\$1,085,000**

• Masterfully renovated and extended period home offering premium modern living and easy alfresco entertaining  
• Perfect for professionals, young families and astute investors  
• Period features include high ceilings and stained glass windows  
• Two generous bedrooms, including one with French doors to side courtyard  
• Stylish modern kitchen + spectacular conservatory-style dining area opening to the sunny entertaining deck  
• Spacious living room with exposed brick fireplace and side courtyard access  
• Superb, sun-drenched bathroom with partial glass ceiling and incorporated laundry facilities  
• Ducted heating and cooling throughout  
• Gated off-street parking

Superbly renovated and extended to offer an enchanting city-fringe retreat, this ideally positioned period home is sure to capture your heart! Heritage features have been meticulously maintained and complemented by modern design features to create undeniably impressive interiors, while outside private alfresco areas assure easy outdoor living. Two spacious bedrooms offer inviting retreats, with the front bedroom enjoying a sunny north-facing aspect and front garden views and the second bedroom offering direct access to the side courtyard to create a welcoming indoor/outdoor getaway. Servicing the bedrooms is the stunning bathroom, where a glass ceiling will make you feel as though you're showering in the treetops. Quiet nights at home will be happily spent in the large living room, where an exposed brick fireplace offers a striking focal point and French doors open to the leafy courtyard garden, where in-built seating invites you to relax with a good book. Keen cooks will be delighted by the beautifully appointed kitchen, where premium stainless-steel appliances include a freestanding chef's oven and timber benchtops are the perfect match for the crimson glass splashback and timeless cabinetry. The adjoining dining room invites the outside in through conservatory-style windows, with bi-folding doors retracting to offer the ultimate in indoor/outdoor dining, seamlessly connecting the dining space to the large deck for effortless alfresco entertaining. Other highlights include ducted heating and cooling and gated off-street parking – a welcome advantage in this fabulous walk-to-everything location.

Why you'll love this location: Unbeatable access to the renowned Inner West lifestyle is all yours in this enviable location, where every convenience awaits within walking distance and the city is just 7.6km\* from your front door. Walk to Nabo in three minutes\* for a great morning coffee or stroll into Seddon Village in just six minutes\* to enjoy its bustling cafes and restaurants, boutique shops and gourmet grocers. Walking distance proximity to Footscray's dining precinct and the short drive to Yarraville Village add extra lifestyle appeal, while easy access to a range of the Inner West's favourite shopping centres ensures ultimate convenience. Families will appreciate the three-minute\* stroll to Bristow Reserve and the easy walk to Footscray Primary School and Footscray High School's Pilgrim campus, while the short walk to West Footscray Station and Middle Footscray Station promises an easy rail commute to the city.\*Approximate