

**18 Bena Street, Yarraville, Vic 3013**

J A S T E P H E N S

**Sold House**

Thursday, 29 February 2024

**18 Bena Street, Yarraville, Vic 3013**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact agent

• Updated and extended period home in a prime Yarraville location • Perfect for growing families seeking space and lifestyle • Four bedrooms, two with built-in robes • Open-plan kitchen/dining/living • Large study • Spacious bathroom/laundry • Leafy, low-maintenance courtyard garden with deck • Off-street parking for one car • Walking distance to Yarraville West Primary School, Kingsville Primary School and Wembley Avenue Primary School

Tucked privately behind a leafy front garden in a convenient, family-friendly pocket of Yarraville, this updated and extended period home offers instantly inviting family living and easy outdoor entertaining. Open-plan living is highlighted by exposed brick walls and a soaring cathedral ceiling to create a luxuriously spacious family hub, with a well-appointed kitchen overlooking sunny living and dining zones. French doors invite you to step out into the leafy courtyard garden, where grape vines and fruit trees create an idyllic atmosphere for alfresco dining on the deck. Four bedrooms ensure everyone will have a generous space to call their own. Within the original part of the house three bedrooms await, one with a built-in robe and one also ideal for use as a formal lounge to complement the open-plan area. A fourth, loft-style bedroom sits above the kitchen, with built-in robes and a desk for convenience. Those working from home will appreciate the large study, while the huge bathroom offers incorporated laundry facilities and stunning garden views to enjoy while you unwind in the elevated bathtub. Perfect for growing families seeking a forever home in a coveted lifestyle location, 18 Bena Street is a must for the inspection list!

Why you'll love this location: Perfectly situated to enjoy the many delights of living in Yarraville, this enviable address places every convenience within walking distance and Melbourne's vibrant CBD just 10km\* from your front door. Walk to Cruickshank Park in just five minutes\* to immerse yourself in its stunning natural surroundings, with Stony Creek winding its way past playgrounds and amenities sure to delight the whole family. Yarraville Village is an 11-minute\* stroll from home, with its welcoming streets lined with bustling cafes, inviting eateries and gourmet grocers. Enjoy a movie at the iconic Sun Theatre, meet friends at one of the chic village wine bars or simply spend an afternoon browsing the many local boutiques. Adding extra convenience to this address is the six-minute\* walk to Yarraville Square where Coles and a variety of retailers await, ensuring everything you need is always at your fingertips. Walk the kids to Wembley Primary School and rest easy knowing the big kids also have an easy trip to school, with Yarraville Station a 14-minute\* walk from home offering an easy one-stop ride to Footscray High School's Pilgrim campus on the way to the city.\*Approximate