

**18 Birmingham Street, Yarraville, Vic 3013**



**Sold House**

Thursday, 22 February 2024

18 Birmingham Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 235 m2**

**Type: House**



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**\$1,375,000**

Nestled in the heart of Yarraville Village, this timeless Victorian oozes allure and a lifestyle that's nothing short of extraordinary. This exquisitely renovated double-fronted gem marries classic elegance with modern opulence, offering not just a home but a gateway to the coveted Yarraville lifestyle. With three bedrooms, two bathrooms, and an expansive living areas both indoor and out, this residence epitomizes comfort, style, and the unrivalled charm of one of Melbourne's most sought-after suburbs.

- impeccable Victorian architecture with a double-fronted façade
- spacious and light-filled living areas gleam with polished timber flooring
- outstanding fully enclosed outdoor entertaining area with split system heating/cooling
- modern kitchen with stone countertops and lux freestanding Belling 900mm cooker and Bosch dishwasher
- master bedroom appointed with an ensuite bathroom and walk in robe and double glazed windows
- two additional full-size bedrooms with built-in robes and double glazed windows
- stylish central bathroom with ample storage and walk in shower
- refrigerated ducted heating and cooling and hydronic heating for ultimate year-round comfort
- fully networked with CBUS connectivity
- beautifully landscaped backyard offers harmony and tranquillity
- prime Yarraville location – Only seconds walk away from shops, cafes, and Yarraville Train Station
- Yarraville Gardens and Cruickshank Park nearby for outdoor enthusiasts
- a short drive to the Melbourne CBD approx. 8km away