

18 Gray Street, Yarraville, Vic 3013

J A S S T E P H E N S

House For Sale

Tuesday, 30 April 2024

18 Gray Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Type: House



Tate Moore



Elise Nemer

0435863707

\$900,000 - \$990,000

• Beautifully renovated and extended single-fronted Victorian offering easy indoor/outdoor living within strolling distance of Yarraville Village. • Enjoy a superb city-fringe lifestyle – nothing to do but move in. • Skylit open-plan living space showcasing a beautifully appointed kitchen overlooking generous living and dining zones. • Two bedrooms with floor-to-ceiling built-in robes. • Bright bathroom with shower over bath and incorporated European laundry. • Ducted heating + split system heating/cooling. • North-facing paved entertaining courtyard crowned by a gorgeous deciduous vine and including a storage shed. Buyers seeking ready-made elegance and a dynamic city-fringe lifestyle will fall head over heels for this beautifully renovated and extended heritage home, ideally situated on a quiet, tree-lined street within strolling distance of Yarraville Village. Its undeniable appeal is evident, with its stunning block-weatherboarded façade and neat rose-lined front garden tucked behind a picture-perfect picket fence. Period charm greets you as soon as you step inside, with a welcoming entry hall adorned with original fretwork inviting you past two large bedrooms and a bright central bathroom with a discreetly incorporated European laundry. At the end of the hallway, a breathtaking open-plan living and entertaining space opens before you, offering a stunning gourmet kitchen boasting stone benchtops, stainless steel appliances and a large island bench with a breakfast bar for casual dining. Feature pendants illuminate your dining table for ambient dinner parties, while the skylit living zone opens to the north-facing courtyard for sunny alfresco entertaining under a vine-clad canopy. Ducted heating and split-system heating/cooling units keep the whole house comfortable all year long, while easy street parking adds extra appeal. Why you'll love this location: You'll never be short of things to do in this premium lifestyle location, where every convenience awaits enviably close to home and the city is just 8.1km* from your front door. Start the day with a morning coffee from Maddison Coffee and Corner Store, a two-minute* walk from home or stroll into Yarraville Village in just seven minutes* to be spoilt for choice by its wide selection of bustling cafes, gourmet grocers and popular restaurants and eateries. The village boutiques invite you to browse and indulge, cosy wine bars tempt you for a drink and the iconic Sun Theatre offers movie nights in style. Young families will appreciate the proximity to a choice of childcare options and the easy walk to Yarraville West Primary School and St. Augustine's Primary School, as well as strolling distance proximity to Fels Park and Yarraville Gardens, both offering much-loved playgrounds and wide-open space to enjoy. Enjoy nearby freeway access for a swift commute to the city or walk to Yarraville Station in 11 minutes* for regular city-bound trains. *Approximate