

19 Avoca Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Thursday, 16 November 2023

19 Avoca Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 1

Area: 212 m2

Type: House



John Galea

0405564669

\$1,050,000 - \$1,125,000

• Superbly renovated and extended double-fronted Victorian home offering elegant, contemporary family living in the heart of Yarraville Village • Three large bedrooms, two with built-in robes • Large living room + open-plan kitchen/dining • Chic family bathroom + walk-in laundry • Large covered entertaining deck overlooking the wraparound back garden + side-of-house storage shed • Ducted heating throughout + split-system heating/cooling in the living areas

Beautifully renovated and extended to reflect period elegance and sophisticated contemporary style, this three-bedroom Victorian residence is sure to impress discerning buyers seeking the very best in urban village living. High ceilings, stained glass windows and an immaculately restored façade are reminders of the home's rich history, while a spacious extension and modern comforts ensure easy family living. Three bedrooms occupy the original part of the house, with two boasting full-width built-in robes and the sunny master bedroom showcasing a stunning heritage fireplace. The large living room offers plenty of space for an inviting lounge retreat, while the adjoining open-plan extension encompasses a generous dining zone and a beautifully appointed kitchen boasting stone benchtops, quality appliances and pendant-lit workspaces. French doors connect the dining space to the covered entertaining deck outside, where in-built bench seating awaits and views of the wraparound back garden provide the perfect setting for alfresco entertaining. Ducted heating and split-system cooling ensure your comfort, while the chic family bathroom, walk-in laundry and large side-of-house storage shed add extra appeal.

Why you'll love this location: Families seeking the ultimate Inner West lifestyle will fall head over heels for this superb location, where the city awaits just 8km* from home and every convenience is footsteps away. Walk to Yarraville Village in just five minutes* to immerse yourself in its vibrant atmosphere, with bustling cafes, great restaurants and fabulous boutique shopping to enjoy. Stroll to the historic Sun Theatre for a movie night, enjoy a drink with friends at one of the village wine bars and enjoy the superb convenience of the village's gourmet grocers and service providers. Walk to Yarraville Square to do some grocery shopping at Coles and enjoy proximity to a range of shopping centres offering vibrant big-name shopping and a choice of supermarkets. Seddon Village is also an easy walk from home, while the choice of parks and playgrounds within strolling distance includes the magnificent Yarraville Gardens. Yarraville West Primary School and St. Augustine's Primary School are both a short stroll away and Footscray High School's Pilgrim campus is an easy one-stop train ride from Yarraville Station, a five-minute* walk from home. *Approximate