

**2/185 Francis Street, Yarraville, Vic 3013**

J A S T E P H E N S

**Apartment For Sale**

Thursday, 13 June 2024

2/185 Francis Street, Yarraville, Vic 3013

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Tsimiklis  
0393169000

**\$370,000 - \$395,000**

The Yarraville Village Lifestyle At Your Fingertips • Bright, modern apartment in one of Yarraville's most sought-after lifestyle locations • An outstanding opportunity for first-home buyers and astute investors • One generous bedroom with built-in robe • Open-plan kitchen/dining/living opening to a covered north-facing entertaining balcony • Quietly positioned study • Recently re-tiled bathroom/laundry • Laminate timber floorboards • Split-system heating/cooling • Secure intercom entry + secure allocated parking • Residents' gymnasium Presenting a fabulous opportunity for first-home buyers and investors seeking a high-appeal rental to add to their portfolio, this beautifully presented and ideally positioned one-bedroom apartment is sure to impress. Light-filled open-plan living offers a well-appointed stone-topped kitchen with electric cooking and a handy breakfast bar overlooking a generous living/dining zone. Full-width north-facing glass captures loads of natural light, with sliding doors opening to the enviably sized entertaining balcony, where you'll enjoy a weather-protected alfresco space for year-long use. The large bedroom boasts a generous built-in robe and easy access to the spacious bathroom, where chic vertical subway tiling highlights a large shower and incorporated laundry facilities ensure convenience. Adding extra appeal for those working from home or studying is the quietly positioned office, which could also be used as a comfy reading nook/library, a walk-in robe or a peaceful yoga space. Secure allocated car parking offers convenience in this wonderful walk-to-everything location, while secure visitor entry and the well-equipped residents' gym add extra appeal. Why you'll love this location: Set within walking distance of every convenience, this address places the famed village lifestyle of Yarraville within enviably easy reach and the CBD just 9.2km\* from home. Walk to Yarraville Village in just 12 minutes\* to enjoy its fabulous array of cafes, great restaurants and cosy wine bars. Boutique shopping and a selection of gourmet grocers offer convenience and the iconic Sun Theatre invites you for a movie night in style. Yarraville Station is another highlight, offering regular city-bound trains from the heart of the village. Yarraville Square is also a short walk from home, offering the convenience of Coles and a variety of retailers just eight minutes\* away. This location also offers enviable access to stunning parks and outdoor spaces, with Anderson Reserve a four-minute\* stroll from home and Beaton Reserve also an easy walk away. A six-minute\* walk from home Cruickshank Park awaits, with the Stony Creek Trail inviting you for a scenic walk-through stunning parkland.\*Approximate