

**2/36 Sussex Street, Yarraville, Vic 3013**

J A S T E P H E N S

**Sold House**

Thursday, 16 November 2023

2/36 Sussex Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



John Galea

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## Contact agent

• Beautifully updated three-bedroom terrace in one of Yarraville's most sought-after walk-to-the-village locations

• Spacious master bedroom privately positioned downstairs + two additional bedrooms on the upper level

• Sunny open-plan kitchen/dining/living

• Stunning main bathroom + upstairs powder room

• Sunny contemporary interiors + quality floor and window treatments throughout

• Split-system heating and cooling + double-glazed windows and external doors

• Handy under-stair storage

• Private entertaining courtyard

Offering chic, low-maintenance living in what is undeniably one of Yarraville's most desirable locations, this instantly inviting terrace is sure to impress. Spacious, sun-drenched interiors offer a welcoming sanctuary just moments from the village buzz, while superb outdoor entertaining adds extra lifestyle appeal. The stunning master bedroom is a welcoming retreat, offering a full-width built-in robe and views of the leafy front courtyard through a stunning bay window. The adjacent main bathroom has been classically styled for timeless appeal, with a full-sized bath with an overhead shower, subway tiling, a timber vanity and matte black tapware creating an inviting space. Upstairs, two additional bedrooms are crowned by spectacular cathedral ceilings and are serviced by the centrally positioned powder room for convenience. The spacious timber kitchen incorporates laundry facilities and overlooks the sunny living/dining area. Double-glazed French doors open to the paved, private courtyard where the kids will have plenty of space to play and you'll love hosting family and friends for alfresco dinner parties. Split-system heating and cooling and under-stair storage add extra appeal to this stunning home, sure to delight young families, professionals and savvy investors alike. Why you'll love this location: Boasting a fabulous lifestyle location, you're sure to fall in love with this address! Walk to Yarraville Village in four minutes\* to immerse yourself in its famously welcoming atmosphere. Bustling cafes serve up world-class coffee, restaurants and bars tempt you for a night out and the iconic Sun Theatre invites you to catch a movie. Yarraville Square offers the convenience of Coles an easy walk away, while proximity to Seddon Village adds extra lifestyle appeal. Families will love living a five-minute\* walk from Fels Park and an easy stroll from the magnificent Yarraville Gardens while walking distance proximity to Yarraville West Primary School and St. Augustine's Primary School ensures easy school mornings ahead. Walk to Yarraville Station for an easy one-stop train ride to Footscray High School's Pilgrim campus and a stress-free commute to the CBD only 9km\* from home. \*Approximate