

**2 Clarendon Street, Yarraville, Vic 3013**

**buxton**

**Townhouse For Sale**

Saturday, 13 April 2024

2 Clarendon Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Tristan Tomasino  
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**\$1,200,000 - \$1,300,000**

Experience modern elegance in this captivating Terrace nestled in the vibrant heart of Yarraville. With high ceilings and exquisite period features, this home blends classic charm with contemporary comfort for a luxurious lifestyle. Inside, the spacious living area is bathed in natural light with Tasmanian Oak floorboards flowing into the open plan living and meals area. The well-appointed kitchen features sleek stainless steel appliances, including a dishwasher. The North-facing deck seamlessly connects to the living area, creating a stylish indoor/outdoor space. Downstairs, a convenient laundry with a shower and powder room adds practicality to this exceptional home. Step upstairs and discover a welcoming sanctuary boasting a spacious master bedroom with a private balcony and built-in robes. Two additional bedrooms are elegantly appointed with built-in robes. Indulge in the stylish and sophisticated bathroom, complete with a standalone bath and double vanity. Notable features include a ducted vacuum system, central ducted heating/cooling upstairs, and split system heating/cooling downstairs for year-round comfort. The home also boasts fibre-to-the-premises NBN for reliable high-speed internet. The front garden blooms in Spring with stunning Wisteria and roses. A lock-up garage and extra off-street car space enhances convenience. Perfectly located in Yarraville, just a short walk to Yarraville Village and the iconic Sun Theatre. Easy access to the CBD is provided by Yarraville Train Station, with nearby green spaces like Cruickshank Park and Beaton Reserve for outdoor enjoyment. Zoned to Yarraville West Primary and Footscray High School, embrace inner-city living at its finest.