

2 Highgate Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Wednesday, 31 January 2024

2 Highgate Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Andy Simpson
0425732264

\$900,000 - \$950,000

• Partially updated home in a family-friendly pocket of Yarraville • Scope for further updates, extension (STCA) or a rebuild (STCA) • Two bedrooms, one with built-in robes • Older-style bathroom + contemporary European laundry • Generous living room opening to front deck • Modern open-plan kitchen/dining opening to entertaining patio and spacious back garden • Freestanding home office + large shed • Driveway parking

Set on a generous allotment in a sought-after pocket of Yarraville, this partially renovated two-bedroom home presents an outstanding opportunity to create your dream family retreat. Move in comfortably while you plan a stunning renovation and extension (STCA) to breathe new life into this classic 1950s residence or build a brand-new home from scratch with plenty of room to let your imagination run wild. The existing house is full of character, offering plenty of inspiration for a transformation that blends old and new. Two bedrooms include one with twin robes and are serviced by the centrally positioned bathroom and separate adjacent toilet. The large living room is crowned by a superb heritage ceiling and opens to the front deck – the perfect spot to enjoy your morning cuppa. The rear of the house has been opened to create a modern open-plan kitchen and dining space with a discreetly incorporated European laundry. French doors open to an entertaining patio overlooking the large back garden, where the kids will have loads of room to run and play. A freestanding studio could be used as a roomy home office or storage space, while the generous shed and plenty of off-street parking add extra convenience. Why you'll love this location: Families seeking space, convenience and a sense of community will love this ideal location surrounded by superb outdoor spaces and close to every convenience. Join the Stony Creek Trail just a two-minute* stroll from home and follow it into the heart of beautiful Cruickshank Park, where the creek bubbles through stunning natural surroundings dotted with playgrounds and leisure facilities. Mclvor Reserve and Angliss Reserve are also within easy walking distance, offering wide open spaces and more playgrounds for the kids to explore. Walk to the Wembley Avenue shops in eight minutes* for local conveniences or a coffee from Coe & Coe and stroll to Yarraville Square for Coles and a variety of retailers. The bustling villages of Yarraville and Spotswood both await just five minutes* away, while Altona Gate Shopping Centre and Central West Shopping Centre are both within ten minutes* of home offering vibrant shopping and a choice of supermarkets and grocers. Sought-after school zoning adds extra family appeal, with Wembley Primary School a seven-minute* walk from home and Footscray High School's Pilgrim campus just eight minutes* away. The CBD is less than 10km* from your front door, with nearby freeway access ensuring a smooth commute. *Approximate