

**20 Buninyong Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Tuesday, 11 June 2024

20 Buninyong Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 247 m2**

**Type: House**



Taylor Romao  
0428888754



Rodrigo Covarrubias  
0420503316

**\$1,050,000 - \$1,120,000**

• Renovated heritage cottage situated in a dream location footsteps from Yarraville Village • An outstanding opportunity for professionals, young families and downsizers seeking a vibrant city-fringe lifestyle • Sunny open-plan living showcasing a well-appointed kitchen and generous living and dining zones effortlessly connected to the alfresco entertaining deck • Three generously proportioned bedrooms • Enviably large bathroom with shower, luxe bathtub and incorporated European laundry • Stunning Blackbutt timber floorboards throughout bedrooms and living space • Split-system heating and cooling + effective insulation • Neat-as-a-pin back garden + rainwater tank • Off-street parking for two cars

Offering the perfect balance of period character and modern style, this fully renovated three-bedroom heritage cottage is set to delight buyers seeking a move-in-ready home in an unbeatable lifestyle location. Sunny interiors highlighted by beautiful Blackbutt timber floorboards are complemented by easy outdoor entertaining to create an ideal home for young families, couples and downsizers seeking the excitement, community and convenience of inner-village living. Open-plan living kept comfortable by split-system heating and cooling delivers spacious lounge and dining zones, a well-appointed kitchen and seamless access to the alfresco deck for easy indoor/outdoor living. Sliding doors from the living space invite you to dine and entertain alfresco with views of the inviting back garden, while the kitchen's folding café window makes catering to your guests a breeze. Three large bedrooms are served by the enviably spacious bathroom, where a luxurious bathtub invites you for a relaxing soak and an incorporated European laundry awaits. Off-street parking for two cars adds extra appeal, ensuring convenience in this superb leave-the-car-at-home location. Why you'll love this location: A superb inner-village lifestyle awaits at this coveted address, where every convenience is at your fingertips and the CBD is only 8.7km\* from home! Walk to Yarraville Village in just two minutes\* to enjoy its fabulous cafes and eateries, boutique shopping and the variety of gourmet grocers sure to impress even the keenest of cooks. The iconic Sun Theatre invites you for a movie night in style just a five-minute\* walk from home, while Yarraville's inner-village train station ensures a swift commute to the city. Walking distance proximity to Yarraville Square adds extra appeal, ensuring easy access to Coles and a selection of retailers. Stroll to your choice of parks and playgrounds including Beaton Reserve a mere two-minute\* walk from home, Fels Park just seven minutes\* away and Yarraville Gardens, also within easy walking distance. Families will appreciate the sought-after school zoning and the eight-minute\* walk to both Yarraville West Primary School and St. Augustine's Primary School, while Footscray High School's Pilgrim campus awaits a one-stop train ride away for the big kids.\*Approximate