

**20 Kingston Street, Yarraville, Vic 3013**

J A S T E P H E N S

**Sold House**

Friday, 1 September 2023

20 Kingston Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 193 m2**

**Type: House**



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**\$1,120,000**

• Meticulously renovated and extended period home in one of Yarraville's most sought-after locations • Heritage features include soaring ceilings, restored original floorboards and stained-glass windows • Two bedrooms with built-in robes, including a stunning master with fireplace • Superb kitchen/dining with integrated appliances, stone benchtops and adjoining butler's pantry/laundry • Spacious living room with stunning new pressed tin ceiling • Spectacular five-star bathroom with imported tiles and chic brass tapware • Ducted heating and cooling throughout • Irrigated front garden + north-facing rear entertaining courtyard with cubbyhouse • Permit street parking + visitor permit parking

Buyers seeking a fully renovated character home will fall head over heels for this superb Edwardian beauty, ideally situated to enjoy the famed Yarraville lifestyle. Masterfully renovated and styled throughout, the freshly painted interiors reflect a deep commitment to design and quality, ensuring its timeless modern elegance merges seamlessly with original period features. Front garden views and a restored fireplace elevate the inviting master bedroom to a truly luxe retreat, with built-in robes ensuring easy storage and plantation shutters adding a classic touch. The second bedroom is adorned with wall panelling and boasts a built-in robe and both bedrooms share the spectacular bathroom, where everyday luxury is assured. Imported tiling sets the scene for a five-star experience, with a large bathtub and a walk-in rainfall shower inviting you to relax and unwind and brushed brass tapware adding designer flair. Open-plan living lends a modern feel, with a welcoming living space crowned by a pressed metal ceiling, a generous dining area and a skylit designer kitchen sure to delight even the keenest of cooks. Chic cabinetry is perfectly offset by stone benchtops, with integrated appliances and a six-burner stove adding extra appeal. The adjoining butler's pantry incorporates laundry facilities for ultimate convenience, while statement double doors open to the paved north-facing courtyard inviting you to dine and entertain alfresco. The cubbyhouse is sure to hold a special place in the hearts of young families, while side-of-house storage makes clever use of the outside space. Why you'll love this location: Ideally situated to enjoy the delights of Yarraville, this gorgeous home places the famed Inner West lifestyle right on your doorstep and the CBD just 8.7 km\* from home. Walk to Yarraville Village in less than ten minutes\* to enjoy its bustling cafes, great restaurants and wine bars, boutiques and gourmet grocers and the iconic Sun Theatre. Yarraville Square offers the convenience of Coles a five-minute\* walk from home, while the superb selection of parks and playgrounds within walking distance adds loads of appeal for young families. Stroll to Cruickshank Park in six minutes\* and enjoy the much-loved playgrounds of Beaton Reserve and McNish Reserve both an easy walk from home. Yarraville West Primary School and St. Augustine's Primary School are both a short stroll away, while the Pilgrim campus of Footscray High School awaits a five-minute\* drive from home. Enjoy easy freeway access for the short drive into the CBD or walk to Yarraville Station in 11 minutes\* for regular city-bound trains. \*Approximate