

**21 Adeney Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Wednesday, 31 January 2024

**21 Adeney Street, Yarraville, Vic 3013**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jade Silcock  
0393169000

**\$900,000 - \$990,000**

• Beautifully maintained family home in a sought-after pocket of Yarraville • Move-in-ready with exciting potential for renovation and extension (STCA) • Three bedrooms with built-in robes • Large living/dining space + sunroom + spacious kitchen • Bathroom with bath and separate toilet + walk-in laundry • Large front and back gardens with BBQ area & vegetable patch • Ample driveway parking + secure garage

Exuding perfectly preserved retro style and an irresistible sense of nostalgia, this three-bedroom Yarraville classic is perfect for families seeking a home to put their stamp on in a fabulous lifestyle location. The single-level floor plan provides inspiration for a modern makeover, while room to extend (STCA) is sure to excite those dreaming of a big family home. Spacious living zones ensure plenty of room to move and invite the exciting possibility of creating an open-plan family hub. The large living room and dining space are connected by a charming archway, while the adjacent kitchen is enviably proportioned and well-equipped for family cooking. The large sunroom provides more living space for the family to enjoy, with views of the back garden providing the perfect backdrop for a second lounge, a large home office or a sunny playroom for the kids. Three generous bedrooms with built-in robes promise spacious accommodation and are serviced by the well-appointed bathroom, where a bath and shower are complemented by the convenience of a separate toilet. A walk-in laundry adds extra family appeal, while outside the long driveway and secure garage ensure easy off-street parking and the generous front and back gardens offer an incredible play space for the kids.

Why you'll love this location: Set on a quiet street in a sought-after pocket of Yarraville, this welcoming home promises a terrific family lifestyle and easy access to every convenience. Stroll to Angliss Reserve and its popular playground and Sports Complex in just four minutes\* and enjoy the beautiful natural surroundings of Cruickshank Park and Stony Creek just an 11-minute\* walk from home. Butcher 128 and Rocco's Deli await an easy stroll away promising great coffee and enticing gourmet supplies, while just six minutes\* away Yarraville Village buzzes with inviting cafes and restaurants, boutique shopping and friendly village grocers. Walk the kids to school at Kingsville Primary School and Corpus Christi School and enjoy nearby freeway access for an easy drive into the city. Bus Stop at your front door to Yarraville Village and Train Station to the CBD. \*Approximate