

**23 Ballard Street, Yarraville, Vic 3013**



**House For Sale**

Wednesday, 12 June 2024

23 Ballard Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Leo Dardha  
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Stephen Simmonds  
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**\$1,200,000 - \$1,250,000**

The inviting spaces of this classically attractive family home have always been a standout, thanks to the enduring quality of their renovation. Now, with extensive, just-completed cosmetic updates, the allure is even more captivating, and the opportunity, even more unforgettable. A three-bedroom layout boasting polished hardwood floorboards encompasses welcoming living and dining areas, complemented by an open-plan kitchen where a meals island, ample bench space, double sink, and stainless steel appliances fulfill their roles perfectly. Designer details in the central bathroom reflect the renovation's quality, while a second shower in the separate laundry adds ideal flexibility. Fresh carpets and newly finished floorboards enhance the indoor proportions, leading to the rear garden featuring a stylish covered timber deck and the added asset of a versatile 2-room studio. A secure garage/workshop completes this highly desirable picture, situated close to Roberts Street, Rocco's Deli, and Angliss Reserve.