

24 Kingston Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Tuesday, 30 April 2024

24 Kingston Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Type: House



Taylor Romao
0428888754



Rodrigo Covarrubias
0420503316

\$990,000 - \$1,070,000

• Superbly renovated character home offering chic city-fringe living in a coveted Yarraville location • Free-flowing living/kitchen/dining • Two bedrooms with built-in robes • Super-luxe bathroom with double rainfall shower, stunning bathtub and separate toilet • Generous walk-in laundry • Ducted heating + split system heating/cooling • Large north-facing entertaining deck + leafy, low-maintenance garden with gated rear laneway access • Exciting potential for extension (STCA) Offering the perfect blend of period character and sleek modern styling, this comprehensively renovated home boasts undeniably sophisticated interiors and superb outdoor entertaining in one of Yarraville's most desirable lifestyle locations. Beyond its cottage-style front garden and charming weatherboard exterior lies a sanctuary steeped in luxury. Free-flowing living spaces create a superb hub for relaxing and entertaining, highlighted by polished timber floorboards and feature lighting. The large living room welcomes you upon entry and flows effortlessly to the beautifully appointed kitchen and sunny dining space, where sliding doors invite you to the large north-facing entertaining deck and leafy, easy-care back garden. It's not hard to imagine this thoughtfully designed alfresco space filled with family and friends for summer celebrations, with an in-built BBQ ensuring catering will be a breeze, lush hedging for privacy and plenty of space for guests to sit and chat. When it's time to rest, two luxuriously carpeted bedrooms offer inviting retreats. Both boast built-in robes and enjoy easy access to the stunning bathroom, where floor-to-ceiling tiling sets the scene for everyday decadence, with a deep bathtub inviting you for a soak, a double rainfall shower and the convenience of a separate toilet adjoining the walk-in laundry. Ducted heating ensures your comfort through Melbourne's cooler months, while potential to extend (STCA) adds extra appeal. Why you'll love this location: Perfectly positioned to enjoy the renowned Yarraville lifestyle and just 8.8km* from the CBD, this address is sure to impress! Walk to Yarraville Village in just ten minutes* to be instantly immersed in its welcoming atmosphere. Take your pick of bustling cafes, fabulous restaurants and cosy wine bars or indulge in some retail therapy at the inviting village boutiques and gourmet grocers. The iconic Sun Theatre invites you for a movie night in style and Yarraville's inner-village station offers regular trains ready to whisk you off to the city. Yarraville Square offers the convenience of Coles and a variety of retailers a six-minute* walk from home, while a seven-minute* stroll away Cruickshank Park awaits, inviting you for a peaceful meander along the Stony Creek Trail through stunning parkland. Those with younger kids will benefit from a choice of childcare facilities within walking distance and a short stroll to both Yarraville West Primary School and St. Augustine's Primary School, while Footscray High School's Pilgrim campus welcomes the big kids a four-minute* drive or a one-stop train ride away. *Approximate