

**246 Francis Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Tuesday, 7 May 2024

246 Francis Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 513 m2**

**Type: House**



Tate Moore



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**\$890,000 - \$940,000**

• Updated Californian Bungalow set on a 513sqm\* allotment in a superb lifestyle location • Move-in-ready with scope for renovation, extension (STCA) and development (STCA) • Three bedrooms, two with built-in robes • Large living room with gas fireplace • Spacious kitchen/dining • Large north-facing sunroom • Older style bathroom with separate toilet + walk-in laundry • Fully insulated (floor, walls, roof) + ducted heating/cooling • Huge back garden with established fruit trees and Cruickshank Park just over the back fence • Driveway and garage parking

Offering an increasingly rare opportunity to secure a large parcel of land in a prime Yarraville location, this property is set to delight those with big dreams for the future. Updated to allow comfortable family living, the house is ready to welcome you while you plan a transformation, with three bedrooms, a large living room with gas fireplace, a spacious kitchen/dining area, a huge sunroom and a functional retro bathroom. Ducted heating and cooling ensures your comfort, while high decorative ceilings and original floorboards set the tone for an elegant renovation. The huge back garden allows for extension (STCA) to create a sprawling family home that will stand the test of time or use the space to execute a dual occupancy development (STCA).

Why you'll love this location: Situated for a dream family lifestyle just 9.6km\* from the CBD, this address places the Yarraville lifestyle in the palm of your hand and a superb outdoor lifestyle just over the back fence! Backing onto Cruickshank Park, you'll enjoy almost instant access to its beautiful natural landscape, with Stony Creek winding its way past much-loved playgrounds, tennis courts and the Yarraville Community Garden just metres from home. The Wembley Avenue shops, cafes and eateries await a five-minute\* walk from home, while a ten-minute\* stroll will take you to Yarraville Square, where Coles and a variety of retailers offer enviable convenience. Walk or catch the bus to Yarraville Village to immerse yourself in its renowned café culture, with inviting eateries and bars, boutiques and gourmet grocers, handy services and the iconic Sun Theatre. Families will appreciate the short walk to a choice of childcare providers, the seven-minute\* stroll to Wembley Primary School and the short commute to Footscray High School, while city workers will enjoy easy freeway access and regular city-bound trains from Yarraville's inner-village train station.

\*Approximate