

# 25 Simpson Street, Yarraville, Vic 3013

J A S T E P H E N S

## House For Sale

Thursday, 11 April 2024

25 Simpson Street, Yarraville, Vic 3013

Bedrooms: 4

Bathrooms: 2

Type: House



Tate Moore



Elise Nemer

0435863707

**\$1,680,000 - \$1,760,000**

• Spectacular four-bedroom, two-bathroom home offering luxury family living with loads of character in a superb inner-village location • A thrilling opportunity for discerning buyers seeking luxury family living with irresistible character • Open-plan kitchen/dining/living • Private upstairs retreat with large bedroom, walk-through robe, bathroom, kitchenette and living space • Three additional bedrooms with built-in robes • Stunning family bathroom with separate powder room • Entertaining deck with outdoor kitchen

An inspired renovation has transformed this historic Yarraville home into a stunning double-story four-bedroom family retreat, where rustic textures temper confident contemporary styling to create a unique sanctuary just footsteps from the village. If the walls could talk they'd speak of a rich history dating all the way back to 1888. The house was once the Edmondson's Bag Factory and from 1905 was used as the first Yarraville Club. Historic elements featured throughout the home provide a unique glimpse into the past, celebrating its status as one of Yarraville's most significant historical homes. Exposed brick, character-filled timber and masterfully curated fixtures and fittings combine to fill this superb home with artful detail and supreme comfort from corner to corner, while private alfresco entertaining ensures a dream indoor/outdoor lifestyle. Polished concrete floors underscore the impressive open-plan living area, showcasing generous lounge and dining zones warmed by a gas log fire and a beautifully appointed kitchen, where bold style and functionality are a match made in culinary heaven. The kitchen's perfectly positioned servery window and two sets of sliding doors create an effortless connection to the private deck for easy alfresco dining and entertaining, with a fabulous outdoor kitchen making hosting family and friends a breeze. The lower level offers three spacious bedrooms with built-in robes serviced by a luxuriously large powder room and the superb main bathroom, where floor-to-ceiling feature tiling frames a timber vanity, a luxe walk-in shower and an inviting freestanding bathtub. Head upstairs to the private retreat within the transformed gabled roof space, where parents or older kids ready for some independence will find a sanctuary to escape to. The retreat's bedroom is appointed with twin built-in robes and a huge walk-through robe leading to a bespoke kitchenette, luxe bathroom and generous living space. This home is one of a kind and simply must be seen to be truly appreciated – don't miss your chance to inspect. Why you'll love this location: Just three doors from Fels Park and a one-minute\* walk from Yarraville Village, this is undeniably one of the Inner West's most highly-prized addresses, offering an unmissable opportunity to break into this tightly held inner village location. The village's cafes, restaurants and wine bars await footsteps from home, with the iconic Sun Theatre just a three-minute\* walk away and boutique shopping and a range of grocers to fill your every need. Yarraville Square offers the convenience of Coles an easy walk from home, while proximity to Seddon Village and Footscray add extra lifestyle appeal. Families can look forward to easy school mornings ahead with Yarraville West Primary School and St. Augustine's Primary School both a short stroll away. Yarraville Station awaits a three-minute\* walk from home offering the big kids an easy one-stop train ride to Footscray High School and city workers a stress-free commute to the CBD.

\*Approximate