

**26 Ballard Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Thursday, 28 March 2024

26 Ballard Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



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**\$900,000 - \$950,000**

• Classic Yarraville family home set on a 454 sqm\* allotment in a sought-after lifestyle location • An outstanding opportunity for renovators, home builders and developers • Ready for updates with room for extension (STCA) • Three bedrooms, two with built-in robes • Adjoining living and dining spaces + functional retro kitchen • Bathroom has separate shower and bath / Separate toilet and walk-in laundry • Ducted heating / Reverse cycle air conditioning • Large back garden • Driveway and garage

Set on 454sqm\* in one of Yarraville's most family-friendly locations, this classic three-bedroom weatherboard presents an exciting opportunity for renovators, home builders and developers alike. The existing house is ready for a renovation to elevate and update its light-filled interiors, with classic features and stunning floorboards providing plenty of inspiration for a dream transformation and the large allotment ensuring plenty of space to extend (STCA). Alternatively, clear the block to build your ideal family home from scratch or execute a multi-dwelling development to maximise your investment. Three bedrooms include two with built-in robes and are serviced by a centrally positioned bathroom with a separate toilet. Generous living and dining rooms are connected by a sliding door, allowing the option of open-plan living, while the retro-style kitchen is functional and ready for use while you plan your transformation. Ducted heating and reverse cycle air conditioning ensure your constant comfort, while the walk-in laundry, covered patio and huge back garden add extra appeal.

Why you'll love this location: Enviably positioned for a relaxed family lifestyle and easy city access, this fabulous address places conveniences, schools and stunning parks at your fingertips and the CBD just 10.9km\* from home. Walk to Rocco's Deli in six minutes\* for gourmet supplies and stroll to the Wembley Avenue shops for local conveniences and a great coffee from Coe & Coe. Walk to the Footscray Yarraville Bowling Club in ten minutes\* for an easy bistro meal with the family or take the six-minute\* drive into the heart of Yarraville Village, where you'll be spoilt for choice by its selection of bustling cafes, popular restaurants and inviting wine bars. Indulge in some boutique shopping, catch a movie at the iconic Sun Theatre or catch the train from Yarraville's inner-village station for a swift, stress-free trip to the city. Coles awaits a five-minute\* drive away at Yarraville Square, while Altona Gate Shopping Centre and Central West Shopping Centre both offer a choice of supermarkets and vibrant shopping just moments from home. The kids will love being able to stroll to Angliss Reserve and its fantastic playground in just four minutes\*, while the whole family will benefit from Cruickshank Park's stunning natural escape a six-minute\* walk from home. Sought-after school zoning adds extra appeal, with Footscray High School's Pilgrim campus a six-minute\* drive or easy bus ride away and Kingsville Primary School within walking distance of home. Wembley Avenue Primary School also close by.\*Approximate