

26 Grace Street, Yarraville, Vic 3013

J A S T E P H E N S

Sold House

Wednesday, 21 February 2024

26 Grace Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$1,165,000

•?Supremely comfortable three-bedroom, two-bathroom townhouse offering a contemporary retreat with easy outdoor entertaining •?Ideally positioned to enjoy the Inner West's famed village lifestyle•?Perfect for families and investors alike•?Master bedroom with twin built-in robes and ensuite + second bedroom with walk-in robe + third bedroom with built-in robe•?Open-plan kitchen/living/dining opening to an inviting, low-maintenance entertainer's garden with alfresco deck and artificial turf•?Fully-tiled main bathroom with bath and shower •?Walk-in laundry + guest powder room•?Split-system heating/cooling in all bedrooms, study and living area•?Secure single garage with direct internal access + additional driveway space to accommodate a second vehicleUnfolding over two light-filled levels, this immaculately presented home offers an instantly inviting sanctuary in one of Yarraville's most desirable pockets. Sleek contemporary styling, an easy-living layout and effortless outdoor entertaining combine to create an undeniably enticing prospect for families and astute investors alike.Stunning timber floorboards sweep through the lower level, accentuating a spacious open-plan family hub spilling out to a superb entertainer's backyard. Generous living and dining zones are accompanied by a beautifully appointed skylit kitchen boasting stone benchtops and stainless-steel appliances, with a waterfall breakfast bar offering the perfect spot for casual dining or for the kids to sit and tell you about their day while you make dinner. Host alfresco dinner parties on the adjoining entertaining deck or just sit back and enjoy the sunshine while the kids play in the spacious garden area. Upstairs, three inviting bedrooms await, including a large master with twin built-in robes and a chic ensuite. The two additional bedrooms boast enviable storage and share the centrally positioned main bathroom, where floor-to-ceiling tiling sets the scene for everyday luxury. The quietly positioned study promises a peaceful space to work from home, while the guest powder room, walk-in laundry and secure garage with direct internal access add extra family appeal. With nothing to do but move in and enjoy, this home is sure to tick all the boxes for buyers seeking low-maintenance modern living in a prime lifestyle location.Why you'll love this location:Families can look forward to idyllic city-fringe living in this enviable location, where every convenience is just a stroll away and the CBD awaits less than 10km from your front door. Walk to Yarraville Village to immerse yourself in its vibrant café culture, to dine at one of the many village restaurants or to browse the boutiques. A range of services and grocers adds extra convenience, while the iconic Sun Theatre invites you for a movie date. Seddon Village is also an easy stroll from home, making this one of the Inner West's most desirable locations from which to enjoy its renowned village lifestyle. A ten-minute* walk to Yarraville Square promises the convenience of Coles and a variety of retailers, while proximity to Yarraville Gardens and Cruickshank Park delivers a wonderful outdoor lifestyle the whole family will love.The short walk to Yarraville West Primary School and St. Augustine's Primary School adds extra appeal, while city workers will enjoy an easy commute by road or rail, with regular CBD-bound trains from Yarraville Station, an easy walk from home.*Approximate