

26 Sussex Street, Yarraville, Vic 3013

J A S T E P H E N S

Sold House

Wednesday, 21 February 2024

26 Sussex Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Contact agent

• Updated single-fronted Edwardian ideally situated in a sought-after pocket of Yarraville • Beautifully restored period features, including polished Baltic pine floorboards and stunning stained glass entry • Move-in-ready with exciting potential for extension (STCA) • Two bedrooms with floor-to-ceiling built-in robes and feature fireplaces • Large living room with direct outdoor access • Generous kitchen with ample storage and quality appliances • Combined bathroom/laundry • Split-system heating and cooling throughout + recently added wall and ceiling insulation ensures all-year comfort • Crimsafe security doors at front and rear • North-facing, low-maintenance courtyard garden with side access, perfect for alfresco dining and entertaining

Exuding Edwardian charm and modern comfort, this beautifully presented two-bedroom home offers easy city-fringe living in a highly sought-after pocket of Yarraville. Feature fireplaces and modern updates join high ceilings and polished Baltic pine floorboards to offer a move-in-ready sanctuary perfect for young families, couples and downsizers seeking an enviable village lifestyle. Both bedrooms boast floor-to-ceiling built-in robes with deep, wide drawers, while exposed brick fireplaces provide the perfect complement to the crisp white walls and chocolate floorboards to create instantly appealing retreats. The spacious living room opens to the paved side path via chic French doors to offer an airy, light-filled lounge space, while the adjoining kitchen has been updated for easy modern living with timber benchtops and ample storage. Enjoy a lovely garden outlook as you load the Bosch dishwasher and cook up a storm on the freestanding stainless steel stove, beautifully housed within the kitchen's original hearth – a wonderful connection to the rich history of this circa 1920 home. A spacious bathroom with an enclosed toilet and incorporated laundry facilities completes the floor plan, while outside a superb north-facing courtyard garden awaits. A covered patio, brick paving and established garden beds bursting with greenery and established trees set the scene for effortless alfresco entertaining, whilst the generous outdoor space will excite buyers wishing to extend (STCA).

Why you'll love this location: A superb walk-to-everything lifestyle and enviably easy city access await in this highly desirable location just 9km* from the CBD. Yarraville Village is just five minutes* away on foot, offering every convenience at your fingertips. Gourmet grocers, services and boutiques are joined by a diverse range of restaurants and eateries, bustling cafes and inviting wine bars, all just footsteps from your front door. Catch a movie at the iconic Sun Theatre or stroll into the heart of the village to Yarraville Station for regular city-bound trains. Young families will appreciate the range of parks and playgrounds within easy walking distance, including the village's much-loved Fels Park and the stunning Yarraville Gardens, while sought-after school zoning adds significant extra appeal. Walk to Yarraville West Primary School, St. Augustine's Primary School and a selection of childcare providers and enjoy an easy one-stop train ride to Footscray High School's Pilgrim campus. Yoga and Pilates studios, and a gym await a short stroll from home, while proximity to major shopping centres, Seddon Village and Footscray's buzzing shopping and dining precinct adds extra lifestyle appeal.*Approximate