

**28 Ballard Street, Yarraville, Vic 3013**

**J A S T E P H E N S**

**House For Sale**

Thursday, 28 March 2024

28 Ballard Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



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**\$800,000 - \$850,000**

• 454 sqm\* allotment in a family-friendly Yarraville location • An exciting opportunity for renovators, home builders and developers • Ready for a comprehensive renovation or demolition (STCA) Offering 454 sqm\* of pure potential in one of Yarraville's most sought-after lifestyle pockets, this exciting property is sure to ignite the imaginations of renovators, home builders and developers alike. The existing house is ready for a transformation, with classic fifties style to draw inspiration from and plenty of room to extend (STCA). Alternatively, clear the land to build your dream home from the ground up (STCA) or execute a lucrative multi-dwelling development to make the most of your investment (STCA). Opportunities like this are becoming harder to find in this sought-after location so don't let this one pass you by. Call today to arrange a viewing. Why you'll love this location: Perfectly situated for easy family living, this enviable address ensures every convenience is within easy reach and a great outdoor lifestyle is on your doorstep. Walk to Angliss Reserve and its much-loved playground in just four minutes\* or stroll to Cruickshank Park in six minutes\* to immerse yourself in nature and enjoy a walk along the Stony Creek Trail. Foodies will love being able to stroll to Rocco's Deli in six minutes\* to pick up gourmet supplies, while coffee lovers will enjoy the easy walk to the Wembley Avenue shops, where Coe & Coe awaits ready to serve up a great morning cuppa. Take the family for an easy weeknight meal at the Footscray Yarraville Bowling Club, a ten-minute\* walk from home or head into Yarraville Village, brimming with bustling cafes, inviting restaurants and cosy wine bars a six-minute\* drive away. The village's boutique shopping, friendly grocers, train station and the iconic Sun Theatre add extra appeal to this wonderful location. Yarraville Square offers the convenience of Coles a five-minute\* drive away, while the seven-minute\* drive to both Altona Gate Shopping Centre and Central West Shopping Centre promises a choice of supermarkets and vibrant shopping within easy reach. Sought-after school zoning will delight families, with Footscray High School's Pilgrim campus a six-minute\* drive or easy bus ride away and Kingsville Primary School a scenic walk from home, cutting through Cruickshank Park on the way.\* Approximate