

2A Ballard Street, Yarraville, Vic 3013

**NICHOLAS
SCOTT**

Townhouse For Sale

Wednesday, 10 April 2024

2A Ballard Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Rob Caniglia
0396803200

\$775,000 - \$850,000

This architectural masterpiece offers a captivating skyline view and embodies the ambiance of a holiday resort. This minimalist home showcases architectural elegance and clever space utilization, catering to corporate couples, young families, and downsizers alike. From its striking street appeal to its thoughtfully designed floorplan, the home exudes sophistication with its rich dark tones, pristine white finishes, and meticulous detailing. Ascending to the upper level, you're greeted by an open-concept kitchen, dining, and lounge area that offers sweeping views of the skyline, evoking a perpetual holiday vibe. Sliding doors open onto a balcony, inviting in the fresh air while providing a vantage point for witnessing breathtaking sunrises or the mesmerizing allure of city lights at night. The staircase, adorned with elegant timber and subtle night lighting, leads to a space perfect for hosting trendy cocktail parties or fostering family gatherings. Nestled away for tranquility, the master bedroom features built-in robes and a designer ensuite, while a second bedroom, also with built-in robes, shares a bathroom with the third bedroom, which can serve as an office, library, or music room as desired. A spacious laundry area, cleverly tucked under the stairs completes the property. This property boasts an enviable location, with close proximity to a range of amenities including Cruickshank Park, Angliss & McIvor Reserves, Yarraville Restaurants, Sun Theatre, Highpoint Shopping Centre, schools, Footscray Hospital, Victoria University, and bike paths. Inside, the home features a designer kitchen complete with wind-out awning-window splashbacks, seamlessly flowing into the open-plan kitchen, dining, and lounge areas. Baumatic kitchen appliances add a touch of luxury, while three bedrooms each offer chic bathrooms for comfort and style. Climate control is ensured with air conditioning, and off-street parking provides added convenience for residents.