

3 Florence Street, Seddon, Vic 3011

J A S T E P H E N S

House For Sale

Wednesday, 22 May 2024

3 Florence Street, Seddon, Vic 3011

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 410 m²

Type: House



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\$1,000,000 - \$1,100,000

• Elegant period home updated for move-in-ready living with scope for further renovation (house detached on both sides and at the rear with room to expand) on over 400 m² • Stained glass entry, decorative ceilings, restored Baltic pine floorboards • Three large bedrooms, including a stunning master with stained glass bay window • Free-flowing kitchen/dining and lounge areas • Generous bathroom with shower over bath and separate toilet • Split-system heating/cooling • Front, back and side garden spaces giving room for further expansion • Huge warehouse with rear laneway access, perfect for an exciting array of purposes. Alternatively, plan a demolition (STCA) to make space for a dream garden • Ability to consider house and warehouse as separate rentals

Boasting plenty of period charm, generous proportions and exciting scope for the future, this enviably positioned home, on a generous allotment on over 400m²* block, will ignite the imaginations of those with vision. Updated for move-in-ready living, the house is ready to welcome you while you make plans for further renovations, while outside a huge warehouse-style workshop presents a world of possibility. The stunning stained-glass entry is the first of a raft of period features sure to take your breath away. Soaring decorative ceilings and beautifully restored Baltic pine floorboards are joined by a heritage fireplace, offering elegant reminders of the home's rich history, while modern updates ensure easy contemporary living. Three oversized bedrooms include a large master with a stained-glass bay window and are served by the shared bathroom, where a bath with an overhead shower awaits. The light-filled living room is kept comfortable by split-system heating and cooling and flows effortlessly through to the updated kitchen and dining space, where you'll enjoy electric cooking and the convenience of a dishwasher. Outside, front and side garden spaces await transformation or a possible house extension, with additional space at the rear of the house, while the huge warehouse at the rear opens up a multitude of possibilities. Rear laneway access and easily accessible mezzanine areas make this a highly functional space perfect for multiple uses. Set up a home gym or creative studio, restore furniture or cars, set up a working from home business, store collectable cars or hire an architect to design a genius integration with the house for a mammoth extension (STCA). Alternatively, demolish the warehouse (STCA) to create a blank canvas for a dream back garden or to extend the home to suit your needs or consider a sub-division or even build a new house or units. Another possibility is to lease or rent the warehouse. Offering a generous allotment on over 400 m²*, in a prime Seddon location, this is the kind of opportunity that doesn't come around often. Don't miss your chance to inspect! Why you'll love this location: Just 8.5km* from the CBD and within walking distance of every convenience, this enviable address offers a superb Inner West lifestyle! Walk to Seddon Village in 11 minutes* to take your pick of fabulous cafes and eateries, to browse the boutiques or grab some supplies from the gourmet grocers. Somerville Road's cafes and eateries are just a nine-minute* walk from home, while Yarraville Village offers the iconic Sun Theatre, great shopping and a smorgasbord of café and restaurant options within walking distance of home. Footscray's buzzing dining and nightlife await a six-minute* drive away and Yarraville Square offers the convenience of Coles an easy walk from home. Families can look forward to walk-to-school mornings at Yarraville West Primary School and St. Augustine's Primary School and a five-minute* drive to Footscray High School's Pilgrim campus, while city workers will have an easy commute by walking to either Yarraville, West Footscray or Seddon train stations. Also close in proximity are Flemington Racecourse, the Showgrounds, Victoria University and Footscray gardens.*Approximate