

300 Francis Street, Yarraville, Vic 3013

J A S S T E P H E N S

House For Sale

Wednesday, 31 January 2024

300 Francis Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Type: House



Patrick Fowler
0404279729



Jade Silcock
0393169000

\$700,000 - \$770,000

• Updated three-bedroom, two-bathroom home in a convenient walk-to-the-village location • Perfect for home buyers and investors • Open-plan kitchen/living/dining • Master bedroom with walk-in robe and ensuite + two additional bedrooms • Main bathroom with incorporated European laundry • Ducted heating • Leafy front garden + large entertaining deck at the rear

Offering bright, comfortable interiors and easy outdoor entertaining, this beautifully updated home is sure to delight buyers and investors looking for an affordable, move-in-ready entry to the coveted Yarraville property market. Free-flowing interiors bathed in natural light welcome you home, while easy outdoor entertaining ensures extra lifestyle appeal. Enjoy the convenience of a walk-in robe and a private ensuite in the master bedroom, with the large main bathroom servicing the two additional bedrooms and offering an incorporated European laundry for ultimate convenience. Spacious open-plan living delivers generous lounge and dining zones and a well-appointed modern kitchen, with instant access to the large entertaining deck outside ensuring effortless alfresco entertaining and a low-maintenance outdoor space to enjoy. Ducted heating ensures the home is a comfortable retreat during the cooler months, while stunning polished timber floorboards promise timeless style.

Why you'll love this location: Buyers seeking a walk-to-everything lifestyle will be delighted by this prime Yarraville location! Walk to Cobb Lane Bakery in three minutes* for superb, freshly baked bread and stroll to Madison Coffee and Corner Store in seven minutes* for a great morning coffee or a bite to eat. Yarraville Village awaits an easy 13-minute walk* from home, with the iconic Sun Theatre inviting you for a movie and welcoming streets filled with bustling cafes and eateries, boutiques and gourmet grocers. Walking-distance proximity to Grazeland promises diverse dining and great entertainment, while easy access to Spotswood Village, parks and the waterfront add extra lifestyle appeal. Those with kids will appreciate the short walk to Fels Park and its much-loved playground and the easy four-minute* drive to both Wembley Primary School and Footscray High School. Enjoy a smooth 8.1km* drive into the city centre or walk to Yarraville Station for regular rail transfers.*Approximate