

31 Blackwood Street, Yarraville, Vic 3013

J A S T E P H E N S

Sold House

Wednesday, 28 February 2024

31 Blackwood Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Type: House



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\$1,300,000

• Renovated Edwardian cottage circa 1910, ideally positioned in a coveted inner-village location • Inviting master bedroom with walk-in robe and ensuite • Two additional bedrooms offering enviable flexibility • Modern main bathroom with shower over bath and adjoining toilet + walk-in laundry • Open-plan living offering generous lounge and dining zones and a beautifully appointed kitchen • Superb alfresco entertaining deck/courtyard with in-built bench seating • Hardwood floorboards throughout bedrooms and living areas • Hydronic heating panels and reverse-cycle cooling throughout + added insulation to ensure year-round comfort • Attic storage space with lighting, flooring and a handy drop-down access ladder

Resplendent with the charm and character of the Edwardian era and infused with modern comforts, this instantly inviting three-bedroom, two-bathroom home offers a tranquil retreat just footsteps from the buzz of Yarraville Village. Newly installed hydronic heating warms its spacious interiors, while outside a superb alfresco entertaining courtyard is sure to delight, creating a private indoor/outdoor sanctuary you'll love coming home to. Unwind in the master bedroom, with a large walk-in robe promising plenty of storage and an ensuite adding an extra touch of luxury. Two additional bedrooms offer spacious accommodation for the kids, with their generous proportions also making them ideal for use as an oversized home office, a media room, or a playroom – the possibilities are endless. Undoubtedly the heart of the home, the beautifully appointed kitchen with stone benchtops and stainless-steel appliances sits within the spacious open-plan living area, where a large lounge zone is crowned by a soaring elevated ceiling and the welcoming dining space opens to a shaded courtyard perfect for get-togethers with family and friends. The stylish main bathroom offers a full-sized bathtub to sink into and is conveniently connected to the generous walk-in laundry via the enclosed toilet. Hydronic heating, reverse cycle cooling and efficient insulation ensure your constant comfort, while the generous attic with lighting and flooring offers enviable storage. With nothing to do but move in and enjoy, this is an outstanding opportunity to break into a tightly held pocket of Yarraville and make its renowned village lifestyle your own. Why you'll love this location: Situated on a leafy street surrounded by friendly neighbours, this address presents an enticing lifestyle opportunity for those seeking city-fringe convenience and the ease and charm of village life. Stroll to Yarraville Village in just three minutes* for bustling cafes, renowned eateries, gourmet grocers and boutique shopping at your fingertips. Catch a movie at the historic Sun Theatre or meet friends at one of the cosy village wine bars for a weekend catch-up. Proximity to Seddon Village adds extra lifestyle appeal, while the 11-minute* drive to Williamstown's iconic beach ensures an easy change of scenery. A selection of parks and playgrounds awaits within walking distance, including Fels Park just four minutes* away and Yarraville Gardens and Beaton Reserve both just a short stroll from your front door. Walk the kids to school at Yarraville West Primary School or St. Augustine's Primary School and rest easy knowing the big kids have an easy one-stop train ride to Footscray High School from Yarraville Station, a five-minute* walk from home in the heart of the village. With the CBD just 8.9km* from home, you'll enjoy an easy commute by car or grab a coffee on your stroll to the station to enjoy on the short train journey to the heart of the city. *Approximate