

**33 Richards Street, Yarraville, Vic 3013**



**House For Sale**

Friday, 3 May 2024

**33 Richards Street, Yarraville, Vic 3013**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Egglestone  
0383987800



Huss Saad  
0383987800

**\$985,000 - \$1,020,000**

Beautifully renovated to offer stylishly relaxed family living, this instantly inviting three-bedroom, two-bathroom home will delight buyers seeking comfort, character, and plenty of outdoor space. Spacious open-plan living is ideally complemented by a large alfresco entertaining deck and a beautifully appointed freestanding home office, while the enviably large easy-care gardens filled with native plants and local birdlife invite you to enjoy the great outdoors from the comfort of home. - set on an enviable 463 sqm approx. allotment - superb open-plan family hub comprising a well-appointed stone-topped kitchen and generous living and dining zones with in-built feature shelving to display books and family treasures - French doors open from the living space to a superb covered entertaining deck, ensuring easy indoor/outdoor living - master bedroom with large walk-in robe and beautifully tiled ensuite - two additional bedrooms with built-in robes - main bathroom with shower-over-bath and separate toilet - walk-in laundry - comfort assured by ducted heating + split system heating/cooling + ceiling fans + combustion wood fire - large low-maintenance front garden providing an attractive aspect + superb backyard with brick-paved entertaining patio, a raised veggie patch, established gardens, sheds, and plenty of play space for the kids - freestanding modern studio/home office with lovely garden views and an in-built desk and storage - solar panel and battery system for sustainable energy and lowered electricity bills - secure off-street parking + easy street parking for guests - perfectly positioned on a quiet, tree-lined street in a family-friendly pocket of sought-after Yarraville. Walk to Angliss Reserve to enjoy its wide open spaces and much-loved playground and enjoy strolling distance proximity to Cruickshank Park, where the Stony Creek Trail invites you for a scenic morning walk through stunning parkland. Walk to the Wembley Avenue shops and eateries for local conveniences and a coffee from Coe and Coe, and enjoy easy access to Yarraville's fabulous village centre by bus, bike, or car. The iconic Sun Theatre invites you for a movie night in style, cosy village wine bars and restaurants beckon, and the village boutiques, grocers and services promise convenience. Drive to Altona Gate Shopping Centre in six minutes for vibrant big-name shopping and a choice of supermarkets and enjoy the convenience of Coles at Yarraville Square, just five minutes from home - only 11.5km from the CBD with easy road access, or catch the train from nearby Yarraville Station, an easy bus ride away or a scenic 11-minute bike ride from home cutting through Cruickshank Park on the way - popular school zone - Wembley Primary School (walking distance) and Bayside College P-12 (six-minute drive)