

**33B Angliss Street, Yarraville, Vic 3013**

J A S S T E P H E N S

**Sold Townhouse**

Thursday, 19 October 2023

33B Angliss Street, Yarraville, Vic 3013

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Taylor Romao  
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## Contact agent

• Beautifully presented luxury townhouse in one of Yarraville's most sought-after locations • Perfect for families and investors • Open-plan kitchen/living/dining • Master bedroom with two walk-in robes and an oversized ensuite • Two additional bedrooms with built-in robes + fourth bedroom / office downstairs • Superbly appointed family bathroom with separate toilet • Walk-in laundry + guest toilet • Ducted heating and cooling throughout • Entertaining deck and neat back garden with water tank • Carport and driveway parking

If you've been searching for a luxe, low-maintenance family home in a superb Inner West lifestyle location, this four-bedroom, two-bathroom home is sure to impress! Offering light-filled interiors, timeless contemporary style and easy alfresco entertaining, you'll be able to move straight in with nothing to do but relax and enjoy your superb new home. Perched on the upper level are three inviting bedrooms, including a luxurious master with two walk-in robes and an oversized ensuite with a double vanity and inviting double shower. The two kids' rooms are equipped with built-in robes and share the centrally positioned main bathroom, with floor-to-ceiling tiling and a stunning freestanding bathtub. A fourth bedroom positioned privately on the lower level is also ideal for use as a spacious home office, offering enviable flexibility. The lower level is devoted to family time, with a spacious open-plan area offering generous living and dining zones accompanied by a superb family kitchen. Stone benchtops, quality appliances and elegant cabinetry ensure the kitchen is a pleasure to cook in, while the large butler's pantry offers enviable luxury and loads of extra space. Step outside to dine and entertain alfresco with ease on the fairy-lit deck overlooking the neat back garden, where the kids can safely play in full view. Ducted heating and cooling throughout ensure your comfort and quality floor and window treatments promise instant appeal. Other highlights include a walk-in laundry with internal and external access, a guest toilet, and easy off-street parking for two cars. Why you'll love this location: Ideally located in a family-friendly Yarraville neighbourhood, this impressive home offers strolling distance proximity to parks, schools and cafes and enviably easy access to every convenience. Enjoy a fabulous outdoor lifestyle, with a great choice of parks and reserves a short walk away, including Angliss Reserve and the beautiful Cruickshank Park inviting you to follow the Stony Creek Trail through beautiful parkland. Top off your morning walk with a great coffee from your choice of cafes within walking distance of home, including Butcher 128 just eight minutes\* away, with Rocco's Deli right next door to tempt you with gourmet supplies. Yarraville Square offers the convenience of Coles just four minutes\* from home, while a superb selection of cafes, shops and grocers await in the heart of Yarraville's renowned village, just five minutes\* from your front door. Altona Gate Shopping Centre is a seven-minute\* drive or an easy bus ride away, promising vibrant big-name shopping, cafes, services and a choice of supermarkets. Walk the kids to Kingsville Primary School and Corpus Christi Primary School and rest easy knowing the big kids have an easy bus ride to Bayside College. Nearby freeway access makes the 10.3km\* drive to the city a breeze, while Yarraville Station offers regular city-bound trains. \*Approximate