

**35 Stooke Street, Yarraville, Vic 3013**

J A S S T E P H E N S

**House For Sale**

Wednesday, 29 May 2024

35 Stooke Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Andy Simpson  
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**\$890,000 - \$950,000**

• Classic Yarraville home set on an enviably proportioned allotment in a family-friendly location • Ready for a comprehensive renovation with room for extension (STCA) • Clear the house to make way for a new home build (STCA) • Two bedrooms + freestanding studio/third bedroom • Large living room + adjoining kitchen/dining • Bathroom with shower over bath and separate toilet + walk-in laundry • Covered alfresco entertaining space + generous back garden • Secure garage + driveway parking

Offering limitless potential in a prime lifestyle location, this exciting property will delight buyers seeking a home to renovate or an ideal site upon which to build their brand-new dream home. Set on a generous allotment, the existing house is ready for a comprehensive renovation, offering two bedrooms, a large living room, open-plan kitchen/dining, one bathroom and a walk-in laundry. Outside a covered alfresco entertaining space precedes a freestanding studio/third bedroom and a large back garden, while driveway and garage parking adds extra appeal. With room for renovators to extend the house (STCA) and no heritage overlay to prevent demolition (STCA), this property holds endless potential for those with vision.

Why you'll love this location: Perfectly positioned to enjoy peaceful family living within a community-minded neighbourhood, this enviable address offers proximity to every convenience and easy city access. Stroll to Angliss Reserve and its much-loved playground in just six minutes\* and walk to the leafy oasis offered by Cruickshank Park, where Stony Creek bubbles its way through stunning parkland. Walk to the Roberts Street shops to pick up gourmet supplies at Rocco's Deli or stroll to the Wembley Avenue shops for a coffee from Coe & Coe. Yarraville Village awaits a six-minute\* drive or an easy bus ride from home, offering a fabulous array of bustling cafes, restaurants, boutiques and grocers, while Yarraville Square offers the convenience of Coles just four minutes\* from home. Altona Gate Shopping Centre adds extra convenience, offering vibrant big-name shopping and a choice of supermarkets just five minutes\* from your front door. Walk the kids to Wembley Primary School in 15 minutes\* and drive the big kids to Bayside College in just seven minutes\* for easy school mornings all 'round. \*Approximate