

39 Ballard Street, Yarraville, Vic 3013

RESIDE

House For Sale

Friday, 5 April 2024

39 Ballard Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nathan Gleeson
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Terry Fitzpatrick
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\$970,000 - \$1,020,000

The Feel: Welcome to 39 Ballard Street, Yarraville, a timeless gem built in the 1950's that seamlessly blends character with modern comfort. This charming home enjoys a prime location, just a short stroll from the picturesque Cruickshank Park and Mclvor Reserve, offering ample opportunities for outdoor recreation and relaxation. Conveniently situated near Roberts Street shops and Rocco's Deli, daily amenities and dining options are within easy reach. Nestled in a quiet, family-oriented neighbourhood with tree-lined streets, this property exudes a sense of tranquillity and community spirit. Boasting decorative ceilings and freshly painted interiors, the bright and light-filled home features a versatile open and flowing floor plan. The large sunny backyard, complete with a garage and store room, offers plenty of space for outdoor enjoyment, complemented by mature fruiting avocado and fig trees, adding to the property's allure.

The Facts:- A blend of classic charm and contemporary convenience creates a welcoming atmosphere- The open and flowing floor plan enhances the sense of space and versatility- Abundant natural light and decorative ceilings add character and warmth to the interiors- The large sunny backyard provides an ideal setting for outdoor gatherings and relaxation- Newly updated features such as stainless-steel kitchen appliances with gas cooking- Ducted heating throughout with split system cooling ensures modern comfort- Close-knit community and great neighbours foster a sense of belonging and security- Quiet tree-lined streets create a serene backdrop for everyday living- Proximity to parks and reputable schools offers convenience for families.