

44 Alexander Street, Seddon, Vic 3011

House For Sale

Wednesday, 12 June 2024



44 Alexander Street, Seddon, Vic 3011

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 310 m2

Type: House



Huss Saad
0383987800



Courtney Lettieri
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\$1,150,000 - \$1,250,000

Tucked privately behind a leafy front garden, this stunning three-bedroom, two-bathroom home exudes the charm and elegance of the Edwardian era with modern updates and a sunny extension ensuring easy modern living. Beautifully presented interiors warmed by hydronic heating are complemented by superb alfresco entertaining and an idyllic back garden, while its coveted location ensures a fabulous walk-to-everything lifestyle and enviably easy city access. -?beautifully renovated and extended single-fronted Edwardian circa 1910-?ideal for those seeking a move-in-ready character home with modern comforts-?master bedroom with built-in robe and fully-tiled ensuite-?two additional bedrooms including one with a built-in robe-?formal lounge with heritage fireplace-?open-plan living showcasing a well-appointed timber-topped kitchen and generous living and dining zones opening to an intimate side deck and a large north-facing entertaining deck overlooking the generous back garden-?study nook ideal for those working from home-?bright and welcoming main bathroom with bathtub -?European laundry + storage-?high ceilings + beautiful floorboards -?hydronic heating panels in every room + split-system heating/cooling-?solar panel system + gas/solar hot water-?rear laneway access-?ideally situated to enjoy the charm of village living in a superb city-fringe location! Stroll to Seddon Village in just four minutes to enjoy cosy cafes, renowned restaurants and popular eateries, boutique shopping and gourmet grocers. The easy walk to Footscray offers enviable access to its famed dining and nightlife, while moments-from-home proximity to Yarraville Village adds extra lifestyle appeal. Walk to Victoria University, Bristow Reserve and Whitten Oval and enjoy easy access to Footscray Park and Flemington Racecourse -?sought-after public school zoning – walk to Footscray Primary School and Footscray High School’s Barkly campus -?only 7.9km from the CBD with easy road access, or walk to Middle Footscray Station in six minutes for regular city-bound trains