

**46 Empress Avenue, Kingsville, Vic 3012**

J A S T E P H E N S

**Sold House**

Wednesday, 11 October 2023

46 Empress Avenue, Kingsville, Vic 3012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tate Moore



Lachlan Haddrell  
0478751101

**\$1,040,000**

• Beautifully renovated period home in one of Kingsville's most highly prized locations • Perfect for young families, professionals, downsizers and investors • Celebrated period features + scope for extension (STCA) • Two generous bedrooms with built-in robes • Well-appointed, spacious kitchen • Large living room flowing through to sunny dining room • Central bathroom + walk-in laundry • Ducted heating throughout + split-system heating/cooling in the living room • Neat-as-a-pin front garden + paved entertainer's back garden with covered entertaining deck • Secure garage accessible via rear laneway

Picture-perfect and ideally positioned to enjoy the famed Inner West lifestyle, this instantly appealing period home offers stylish contemporary living and an enviably low-maintenance entertainer's back garden. Heritage features are celebrated throughout, complemented by contemporary comforts to ensure easy modern living. With nothing to do but move in and enjoy and exciting scope for extension (STCA), this is an unmissable opportunity for those wishing to live or invest in a superb lifestyle location.

The welcoming entry hall invites you to relax in the spacious living room, where an elegant period fireplace provides a stunning focal point and split-system heating and cooling ensure your comfort. The adjoining dining room features in-built shelving ready to display your books and treasures, while the oversized kitchen is well-appointed with a wall oven, dishwasher and an island bench ideal for casual dining. Two sun-filled and beautifully carpeted bedrooms provide inviting retreats, both boasting front garden views and built-in robes, with the inviting master also offering a superb feature window and window seat. The bedrooms are served by the centrally positioned bathroom, with the walk-in laundry offering yet another welcome feature.

Outside a covered entertaining deck and spacious, paved entertainer's garden awaits your alfresco celebrations, with a secure garage accessible via rear laneway access. Why you'll love this location: Ideally located on a quiet street in a friendly, community-minded pocket of Kingsville less than 10km\* from the CBD, this enviable address offers instant access to the renowned Inner West lifestyle. Stroll to Willow Wine Café or The Western Brew for your morning coffee and walk to Somerville Road's eateries and cafes in just nine minutes\*. Seddon Village awaits a short walk from home, inviting you to spend an afternoon browsing the boutiques and enjoying the village cafes and restaurants. The five-minute\* drive to Yarraville Village adds extra appeal to this superb location, while proximity to parks and schools makes it ideal for families. Stroll to Beevers Reserve in just three minutes\* and walk to Cruickshank Park to follow the Stony Creek Trail as it meanders through stunning parkland. Walk to Kingsville Primary School and St. Augustine's Primary School and rest easy knowing the big kids can catch the bus to Footscray High School's Pilgrim campus, just moments from home. Kingsville Kindergarten and a choice of childcare providers also await within walking distance, ensuring support for families with kids of all ages. Drive to Williamstown Beach in less than 15 minutes\* and enjoy easy CBD access by road or rail, with West Footscray Station a 12-minute\* walk from home. \*Approximate