

**46 Hawkhurst Street, Yarraville, Vic 3013**

**buxton**

**House For Sale**

Wednesday, 14 February 2024

46 Hawkhurst Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 446 m2**

**Type: House**



Matthew John  
0396878899



Tristan Tomasino  
0417315740

**\$1,050,000 - \$1,150,000**

Unveil the ultimate family retreat nestled in a welcoming neighbourhood; this double-fronted weatherboard home on 446sqm approx, presents the pinnacle of cozy living, with nearby parks, playgrounds, and the renowned Wembley Primary School mere moments away. Step inside and be greeted by a flood of natural light through the spacious lounge, setting the perfect ambiance for relaxation. The newly renovated kitchen awaits, where culinary dreams come true with modern appliances including an induction cooktop, oven, and stainless steel dishwasher. Plus, the convenience of a separate laundry and toilet enhances the ease of daily living. Boasting three spacious bedrooms, including a master featuring built-in robes and a convenient built-in desk. The remaining bedrooms, one of which is adorned with built-in robes, share a central bathroom with a wet area walk-in shower and bath, adding an extra touch of elegance to the home. Entertain in style in your expansive rear yard, featuring an undercover decked entertaining area and a handy shed for additional storage. Side drive access for up to 4 cars, parking is a breeze, leaving you more time to enjoy the comforts of home. Indulge in year-round comfort with reverse cycle air conditioning throughout, paired with ducted heating and cooling for ultimate climate control. Polished floorboards and solar panels not only elevate the aesthetic appeal but also offer eco-friendly living. Convenience is key with an array of amenities right on your doorstep. From acclaimed schools like Wembley Primary just 100 meters away to the bustling Wembley Ave strip shops and a short walk into Yarraville Village, everything you need is within easy reach. Nature lovers will love the proximity to Mclvor and Angliss Reserve, and Cruickshank Park, providing endless opportunities for outdoor adventures. With seamless access to the city, airport, and the Westgate Freeway, this home effortlessly combines tranquillity with connectivity, offering a lifestyle that's truly unparalleled.