

49 Ballard Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Wednesday, 8 May 2024

49 Ballard Street, Yarraville, Vic 3013

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Jade Silcock
0393169000



George Alexander
0393169000

\$1,350,000 - \$1,480,000

• Beautifully updated and extended period home circa 1950 • Period features retained and complemented by contemporary comforts • Privately positioned master bedroom + three additional bedrooms, one with a built-in robe • Open-plan kitchen/dining + separate living room • Two bathrooms • Study nook • Ducted heating + split-system heating/cooling • Leafy, low-maintenance entertainer's backyard with paved patio and established gardens • Under-stair and side-of-house storage • Freestanding studio • Gated driveway parking

Tucked behind an inviting front garden on an enviably sized allotment, this renovated 1950s weatherboard offers a ready-made family sanctuary where you'll feel instantly at home. High decorative ceilings crown spacious, light-filled rooms within the original part of the house, while an 'up and out' extension has added the luxury of modern proportions to comfortably accommodate modern family living. Perched on the upper level, the master bedroom enjoys total privacy. Its large built-in robe offers easy storage, while exclusive use of the upstairs bathroom and sunny study nook creates a spacious retreat for parents to enjoy. Three more bedrooms share the second bathroom on the lower level, with one offering a built-in robe and front garden views and one also ideal for use as a formal lounge, with a beautiful feature fireplace providing a stunning focal point. The beautifully appointed stone-topped kitchen will delight keen cooks, with a large island bench, a generous pantry and discreetly incorporated laundry facilities for added convenience. You'll have plenty of space for a big family dining table, while French doors opening to the brick-paved alfresco patio ensure effortless outdoor entertaining. The separate living room is a sun-drenched oasis of calm and relaxation kept comfortable by a cosy wood fire and split-system heating/cooling. This instantly inviting space also offers free-flowing access to the patio and the leafy, low-maintenance backyard beyond, where abundant citrus trees are joined by grape vines and established garden beds bursting with colours. The free-standing studio will delight those with hobbies, while excellent storage, ducted heating and gated driveway parking add extra appeal to this fabulous home. Why you'll love this location: Ideally positioned to enjoy a tranquil family lifestyle with easy access to every convenience, this enviable address is sure to impress! Its quiet street setting and friendly neighbours promise an instant community feel, while proximity to some of the Inner West's most popular outdoor spaces ensures an enviable lifestyle just 11km* from the CBD. Stroll to your choice of parks and reserves, including Angliss Reserve and its much-loved playground a four-minute* walk from home and Cruickshank Park just seven minutes* away, where you can follow the Stony Creek Trail through stunning parkland for your morning walk. The Roberts Street shops await a six-minute* walk away, while Yarraville's fantastic village awaits a six-minute* drive or easy bus ride from home. Take your pick of cafes and restaurants for weekend catch-ups with friends, watch a movie at the iconic Sun Theatre and enjoy the convenience of the village's train station, boutiques and grocers. Yarraville Square offers Coles and a variety of retailers four minutes* from home, while Altona Gate Shopping Centre is only seven minutes* away offering vibrant big-name shopping and a choice of supermarkets. Walk the kids to Kingsville Primary School, taking the scenic route through Cruickshank Park and relax knowing the big kids have an easy bus ride to Footscray High School's Pilgrim campus. Easy freeway access makes for a swift commute to the city and easy weekend getaways, while Yarraville Station offers regular city-bound trains for leave-the-car-at-home convenience. *Approximate