

49 Powell Street, Yarraville, Vic 3013

RESIDE

House For Sale

Saturday, 13 April 2024

49 Powell Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Area: 371 m2

Type: House



Marty Rankin
0421605271



Louise Beach
0398214042

Expressions of Interest Closing Friday 10 May 4pm

The Feel: There are only a handful of homes in Yarraville with direct access to Beaton Reserve - one of the most family friendly parks in Melbourne's west. Set on one of the most highly sought after streets by locals, across the street from this home you can see the caliber of recently built homes due to their proximity to the park - but none of those have direct access to it nor the same leafy views. With Yarraville Village just minutes walk away, everything it has to offer is easily accessible: shops, cafés, restaurants, the Sun Theatre plus the train station offers access to the CBD in around 13 minutes. With this home's seamless connection to Beaton Reserve and the Yarraville Village lifestyle, it's more than just a house; it's a haven where nature and modern living harmonize effortlessly. This is an extremely rare combination of location, views and flexibility combined with a home to improve or build your dream home.

The Facts:- Built c1950, featuring Edwardian detailing and exposed raked eaves to gable.- Currently extremely neat and comfortable with 3 bedrooms and 2 bathrooms.- 2 living areas: one attached to kitchen/meals, one separated to the rear with garden/park outlook.- Master with walk-in robe and updated ensuite with frameless glass shower, wide vanity and ample storage.- Spacious, practical kitchen with a modern tone and appliances.- Scope for study within entrance space.- Smoke alarms, NBN connection + Cloud-based CCTV system.- Gas ducted heating & multiple split system heating and cooling.- Baltic pine floors in original areas, engineered bamboo to rear.- Roof attic with access ladder plus floor structure built within the rear roofline.- Outdoor entertaining options are well serviced by a huge undercover deck - built up giving parkland views - plus with its own big backyard with plenty of grass for the kids. - Additional feature: Shipping container easily converted to studio space, ideal storage solution.- No heritage overlay so with options to improve current dwelling or build your dream home with uninterrupted views over Beaton Reserve (STCA).- Currently no off street parking but no street tree envelope so STCA could be an option.- Land size of 371sqm approx. with ROW access.- Yarraville West Primary School is within a minutes walk & St Augustine's Primary School also nearby.- Magnificent tree-lined street with a strong sense of community and easy access to the Westgate Fwy, Footscray and Dynon Rds.