

**54 Queensville Street, Kingsville, Vic 3012**

J A S S T E P H E N S

**Sold House**

Monday, 11 September 2023

54 Queensville Street, Kingsville, Vic 3012

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Tate Moore



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## Contact agent

• Fully comprehensively renovated family home situated in one of the Inner West's most prized locations • Open-plan kitchen/living/dining opening to a covered entertaining patio • Three bedrooms include a large master with a built-in robe and direct bathroom access • Stunning family bathroom with a freestanding bath and a walk-in shower + generous laundry • 6-star energy rating - 6kW solar panel system + roof and floor insulation • Split-system heating and cooling • Spacious roof storage with shelving • Cottage-style front garden + spacious, leafy back garden • Rear access via laneway

Offering superb family living in a fabulous lifestyle location, this beautifully renovated home promises comfort and style with the increasingly rare benefit of a spacious back garden for the kids to enjoy. Nestled behind an enchanting front garden, its street appeal is undeniable, with a front verandah perfect for your morning cuppa and blossom trees ready to burst into bloom. With nothing to do but move in and make it yours, this beautiful family retreat will appeal to buyers seeking a move-in-ready property with character and class in spades.

Three bedrooms with robes occupy the front of the house, with the large master bedroom enjoying direct access to the bathroom for a luxury ensuite experience. Impressively proportioned and styled with the perfect balance of old and new, the bathroom is incredibly inviting, with a deep freestanding bathtub tempting you to take a relaxing soak and a large walk-in shower adding an extra touch of indulgence. Open-plan living dominates the rear section of the home, delivering light-filled living and dining zones and a stunning family kitchen. Elegant cabinetry and chic subway tiling lend effortless style, while the pendant-lit island bench is perfect for casual dining. A large study adjoins the living area offering a sunny workspace, while bi-folding doors connect the dining area to the covered patio for effortless alfresco dining and entertaining. The back garden beyond is an inviting oasis of lush garden beds and red-brick pathways meandering through well-kept lawn, offering a dream outdoor play space for kids and pets. Solar panels and insulation ensure a six-star energy rating, while roof storage with shelving and split-system heating and cooling add extra comfort and convenience.

Why you'll love this location: Located on a picture-perfect tree-lined street in a highly coveted lifestyle location, this beautiful home promises a family-friendly lifestyle just 8.1km\* from the CBD. Walk to your choice of renowned cafes for your morning coffee and enjoy the delights of Seddon Village an easy ten-minute\* stroll from your front door. Fine dining awaits at the village restaurants, bustling cafes promise great coffee and boutiques and grocers ensure every convenience is close by. Drive to Yarraville Village in four minutes\* for a movie at the iconic Sun Theatre or to catch up with friends at a village wine bar and enjoy the lifestyle benefits of proximity to Footscray and West Footscray. The sought-after local schools add extra family appeal to this fabulous location, with zoning for Yarraville West Primary School, a short stroll from home, and walking distance proximity to Kingsville Primary School and St. Augustine's Primary School. Footscray High School's Pilgrim campus is also only moments from home, ensuring easy school mornings for families with kids of all ages. Enjoy easy road access to the CBD or walk to West Footscray Station in 11 minutes\* for regular city-bound trains. \*Approximate