

55 Benbow Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Friday, 3 May 2024

55 Benbow Street, Yarraville, Vic 3013

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



George Alexander
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\$1,000,000 - \$1,100,000

• Classic Yarraville weatherboard set on an enviably large corner allotment in a family-friendly Yarraville location
• Ready for renovation with room for extension (STCA) • An outstanding opportunity for those with a vision for the future
• Four bedrooms or three bedrooms + study • Sunny formal living room with a feature fireplace • Kitchen with meals space
• Huge open-plan living/dining area with back garden access • Bathroom with shower, bath and separate toilet + walk-in laundry
• Ducted heating and air conditioning • Wraparound back garden + large front garden • Secure garage + carport accessible via side access

Set on a large north-facing corner allotment, this instantly welcoming family home will ignite the imaginations of renovators, who will be delighted by its undeniable 'dream home' potential. Spacious interiors highlighted by stunning timber floorboards are illuminated by loads of natural light captured by big, original windows and are enviably complemented by plenty of outdoor space, opening the possibility of extension (STCA). The house offers four spacious bedrooms, with the fourth bedroom also ideal for use as a generous home office. The stunning formal living room enjoys front garden views and a feature fireplace and is the perfect complement to the huge open-plan living/dining space at the rear of the house. The generously proportioned kitchen is fully functional and includes room for a dining table, while the older-style bathroom and walk-in laundry complete the floor plan. Ducted heating and air conditioning ensures comfort throughout the year, while the secure garage and adjoining carport allow for easy off-street parking. Outside a spacious front garden welcomes you home and a large wraparound back garden offers plenty of play space for the kids.

Why you'll love this location: Perfectly positioned to enjoy relaxed family living just 9.9km* from the CBD, this address is sure to impress. Walk to the Wembley Avenue shops in five minutes* for local conveniences and a coffee from Coe & Coe and spend a quiet afternoon at the Yarraville Library, also a five-minute* walk from home. Drive to Yarraville Square in four minutes* for the convenience of Coles or catch the bus to Yarraville Village from the bus stop a one-minute* walk from your front door. Browse the village boutiques, meet friends for lunch at one of the many cafes or restaurants or catch a movie at the iconic Sun Theatre. Also held within the village is Yarraville Station, offering regular city-bound trains. Take a short walk to join the Stony Creek Trail and follow it into the heart of Cruickshank Park, where stunning parkland and much-loved playgrounds await. Mclvor Reserve is also an easy walk away, offering another great playground for the kids to enjoy, while walking-distance proximity to Wembley Primary School and the short drive to Williamstown Beach adds significant family appeal. *Approximate