

**58 Ballard Street, Yarraville, Vic 3013**



**House For Sale**

Thursday, 29 February 2024

**58 Ballard Street, Yarraville, Vic 3013**

**Bedrooms: 4**

**Bathrooms: 1**

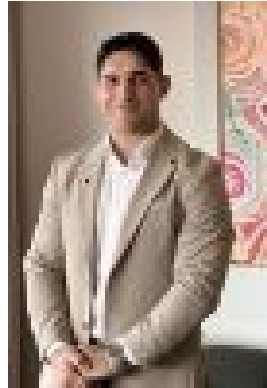
**Parkings: 2**

**Area: 460 m2**

**Type: House**



Joseph Luppino  
0383987800



Max Marcialis  
0422649411

**\$980,000 - \$1,020,000**

Ready for a new family to fill it with more happy memories, this much-loved five-bedroom home presents an outstanding opportunity for buyers seeking a move-in-ready prospect on a full-sized allotment. Spacious interiors highlighted by hardwood floorboards and modern comforts offer plenty of room to grow, while outside a dream back garden awaits games of hide and seek and alfresco gatherings with friends. -?set on an enviable 460 sqm allotment in one of Yarraville's most family-friendly neighbourhoods-?perfect for families seeking space and idyllic outdoor living -?cheery, well-appointed family kitchen with meals space flowing effortlessly to the sunny family room-?five bedrooms, including one with a fireplace that could also be utilised as a formal lounge to complement the family room-?renovated bathroom + walk-in laundry with second toilet-?split system heating/cooling + solar panels -?superb backyard boasting lush established gardens, plenty of play space for the kids, and a covered alfresco entertaining area-?loads of off-street parking thanks to a long driveway culminating in a vine-clad carport-?ideally situated for peaceful family living in a sought-after pocket of Yarraville. Walk to your choice of parks and playgrounds, including Angliss Reserve a three-minute walk from home and Mclvor Reserve just five minutes away. Cruickshank Park is also an easy stroll from home, inviting you to immerse yourself in nature as you walk along the Stony Creek trail. The Wembley Avenue shops and eateries are a ten-minute walk from home, while Yarraville's bustling village is just five minutes away with cafes, restaurants, boutiques, and the iconic Sun Theatre to enjoy. Drive to Altona Gate Shopping Centre in seven minutes for vibrant big-name shopping and a choice of supermarkets and enjoy the convenience of Coles just four minutes from home at Yarraville Square-?only 11.1km from the CBD with easy road access, or catch the train from nearby Yarraville Station, a scenic nine-minute bike ride from home cutting through Cruickshank Park on the way-?popular school zone - Wembley Primary School (11-minute walk) and Bayside College P-12 (eight-minute drive) -?bus stops within strolling distance