

**58A Severn Street, Yarraville, Vic 3013**

**J A S T E P H E N S**

**House For Sale**

Wednesday, 13 December 2023

58A Severn Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



George Alexander  
0393169000



Jade Silcock  
0393169000

**\$1,300,000 - \$1,400,000**

• Constructed by award winning master-builders 'Elite Homes Melb' • Light-filled open-plan kitchen/living/dining • Master bedroom with ensuite and built-in robe + two additional bedrooms with built-in robes • Generous main bathroom with bathtub • Walk-in laundry with internal and external access + guest powder room • Ducted heating and cooling • Low-maintenance courtyard garden with large entertaining deck • Secure garage + driveway parking

Offering light-filled contemporary living infused with heritage-inspired charm, this beautifully presented home will delight families seeking an instantly inviting retreat in a prestigious Yarraville location. Open-plan living delivers generous living and dining zones and a superb stone-topped family kitchen, with the separate study space and the upstairs retreat ensuring plenty of flexibility and room to move. Three bedrooms with built-in robes include a stunning master with a private ensuite, while the large family bathroom is ideally complemented by the downstairs guest powder room for ultimate convenience. Outside a sunny entertaining deck awaits for effortless alfresco dining. Stunning blackbutt timber floorboards, timeless design and welcome practicalities including under-stair storage, ducted heating and cooling and secure garage parking ensure this home is a must-inspect for families ready to immerse themselves in the famed Yarraville lifestyle.

Why you'll love this location: Set on one of Yarraville's most sought-after and picturesque streets, this home offers a superb family lifestyle and coveted school zoning just 10.4km\* from the CBD. Walk to Yarraville Village and Yarraville Square for every convenience and enjoy easy city access via road or rail, with Yarraville Station an easy walk from home. Two blocks\* from home Cruickshank Park offers a beautiful natural escape, while walking distance proximity to Yarraville West Primary School and St. Augustine's Primary School adds extra family appeal. \*Approximate