

61 Ballard Street, Yarraville, Vic 3013



Sold House

Friday, 22 September 2023

61 Ballard Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$977,000

Nestled within a picturesque Art Deco exterior and offered for the first time in over 50 years, this character filled family home is a classic representation of its era and is sure to provide astute home buyers and developers a golden opportunity to embark on a fulfilling project that aligns with one's creative vision and style. Positioned on a generous allotment spanning approximately 464m², the property provides the perfect foundation to expand, completely renovate or explore development prospects (STCA) – all within the ideal surrounds of one of the west's most sought-after and tightly held suburbs. The house boasts a delightful three-bedroom layout with the addition of a generous sized kitchen, study zone & a massive lounge/dining area with a stunning bay window. The bonus of a large lock-up garage and shed make this home a most inviting prospect. Perfectly situated, the much-loved residence enjoys a premiere location with easy access to all that Yarraville has to offer including the finest in local cafes, eateries and delicatessens, Sun Theatre moments away, public transport at the end of the street, Angliss Reserve & Mclvor Reserve in the next street and the Melbourne CBD but a mere 10km (approx.) drive – ensuring the abode is a winning combination of character, space and endless potential for the discerning buyer. Now is the time to seize the moment and embrace the limitless possibilities this home has to offer. Contact us now to arrange an inspection and let your imagination take flight.