

# 67 Bellairs Avenue, Yarraville, Vic 3013

J A S T E P H E N S

## Sold House

Thursday, 18 April 2024

67 Bellairs Avenue, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



George Alexander  
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Jade Silcock  
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**\$1,125,500**

• Updated single-fronted Victorian period home situated in a coveted pocket of Yarraville • An outstanding opportunity to live or invest in a dream lifestyle location within walking distance of Yarraville and Seddon • Stained glass entry and elegant entry hall • Three spacious bedrooms with built-in robes, including two with heritage fireplaces • Large living room flowing effortlessly to well-appointed kitchen/dining • Inviting bathroom • Restored original floorboards + premium carpets • Huge, easily accessible attic storage space • Paved entertainer's courtyard fringed by lush greenery + storage shed/laundry

Exuding the undeniable elegance and everlasting charm of the Victorian era, this stunning residence presents a superb opportunity to live or invest in a highly coveted Yarraville location. Updated and appointed with modern comforts, the house is ready to welcome new owners, with exciting scope for further updates and the potential to extend (STCA) sure to delight those with a vision for the future. Pretty as a picture with a return verandah and a superb stained-glass entry, the allure continues as you open the front door to be greeted by a stunning arched entry hall crowned by a soaring 12ft ceiling. The hallway leads you past three enviably spacious and comfortably heated bedrooms with built-in robes, including two with stunning heritage fireplaces, and through to the elegant living room, where split-system air-conditioning and a wall heater ensure your constant comfort. The adjoining kitchen is appointed with a stainless steel Smeg oven and cooktop and offers plenty of space for a dining table to gather family and friends around. The bright bathroom is complemented by external laundry facilities, while the enviable attic storage adds extra appeal. Outside a paved courtyard fringed by leafy garden beds and established trees offers a tranquil alfresco entertaining area and a safe play space for young children to enjoy. Why you'll love this location: Ideally situated to enjoy the delights of Yarraville and Seddon, this address promises a superb city-fringe lifestyle just 7.5km\* from the CBD. Walk to Yarraville Village in just six minutes\* to immerse yourself in its renowned cosmopolitan atmosphere, with streets lined with bustling cafes, inviting boutiques and friendly grocers. The iconic Sun Theatre invites you to watch a movie in style, while the village's myriad restaurants and bars tempt you for a night out with friends. Seddon Village is also within easy walking distance and Footscray's buzzing shopping and dining precinct awaits just five minutes\* from home, making this undoubtedly one of the Inner West's most enviable lifestyle locations. Enjoy the convenience of Coles at Yarraville Square, just five minutes\* from home or head to nearby Highpoint Shopping Centre for big-name and designer shopping. A range of parks and playgrounds await within walking distance, including the stunning Yarraville Gardens, while the walking distance proximity to Yarraville West Primary School, St. Augustine's Primary School and Footscray High School's Pilgrim campus adds significant appeal for families with school-aged kids. Easy city access is another huge advantage of this dream location, with regular city-bound trains departing from Seddon Station and Yarraville Station, both a six-minute\* stroll from home. \*Approximate