

**68 Gamon Street, Seddon, Vic 3011**



**House For Sale**

Wednesday, 10 April 2024

68 Gamon Street, Seddon, Vic 3011

**Bedrooms: 5**

**Bathrooms: 2**

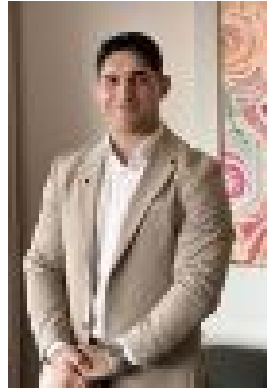
**Parkings: 1**

**Area: 460 m2**

**Type: House**



Joseph Luppino  
0383987800



Max Marcialis  
0422649411

**\$1,950,000 - \$2,100,000**

On the market for the first time in 37 years, this updated and extended home exudes the elegance and charm of the Edwardian era, perfectly complemented by contemporary comforts and modern generous proportions. Four large bedrooms plus office/guest bedroom are joined by a huge open-plan family hub opening to a wonderfully private entertainer's back garden to offer superb indoor/outdoor living just footsteps from Seddon Village. - move-in-ready living perfect for discerning families seeking space and comfort in a dream lifestyle location - period features include beautifully preserved fireplaces, soaring ceilings, original floorboards, wrap around verandah and ornate fretwork - oversized open-plan family hub encompassing a beautifully appointed kitchen joined by generous living, dining and family zones - four large bedrooms held within the original part of the house - versatile guest bedroom or office with direct outdoor access offering a dream work-from-home space - generous main bathroom with spa bath and enclosed toilet + walk-in laundry with second toilet and shower over bath for ultimate family convenience - large, easily accessible attic, ideal as additional storage or a flexible space - Brivis ducted heating - stunning entertainer's back garden featuring a large paved courtyard surrounded by leafy established gardens - off-street parking - family-friendly, cosmopolitan, and ideally situated for easy city access - what's not to love about this fabulous address?! Grab a great morning coffee or a weekend brunch just across the street at Advieh, or stroll to the heart of Seddon Village in just four minutes to enjoy its vibrant cafes and eateries, enticing boutiques, and gourmet grocers. Walk to Yarraville Village to catch a movie at the iconic Sun Theatre or meet friends for dinner, and enjoy proximity to Footscray, where a world of cuisines awaits. The easy walk to a choice of local parks and playgrounds, including the much-loved Harris Reserve playground a two-minute stroll from home, adds extra appeal for young families, while easy access to the Inner West's favourite shopping centres promises enviable convenience - sought-after public school zoning - walk to Yarraville West Primary School and Footscray High School's Pilgrim campus - only 8.4km from the CBD with easy road access, or take advantage of regular city-bound trains from Seddon Station and Middle Footscray Station, both an easy walk from home