

**7 Ducker Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Thursday, 9 May 2024

7 Ducker Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 432 m2**

**Type: House**



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**\$1,100,000 - \$1,200,000**

• Charming period weatherboard set on 432sqm\* in a superb Yarraville lifestyle location • Updated for move-in-ready living with thrilling potential to renovate and extend (STCA) or develop for dual occupancy (STCA) • Two bedrooms, one with a built-in robe • Free-flowing kitchen/meals/living/dining zones • Fully tiled bathroom with shower over bath and separate toilet • Walk-in laundry + external second toilet • High decorative ceilings • Huge front and back gardens • Secure garage via side access

Offering an outstanding opportunity for those with a vision for the future, this charming period weatherboard is ready and waiting to be transformed into a dream family home. Set on a 432sqm\* allotment with dual access points in a prime walk-to-the-village location, you'll have plenty of space to extend (STCA), while the existing home's character provides endless inspiration for a cohesive old-meets-new makeover. Alternatively, enjoy the house very comfortably as is and develop the block for dual occupancy (STCA) to maximise your investment. Exuding undeniable street appeal, the house is set behind a large front garden, with its weatherboard façade accentuated by a covered verandah and a stunning feature chimney. Inside, the light-filled interiors have been updated to offer an instantly welcoming sanctuary. Soaring ceilings crown two spacious bedrooms and interconnected living, dining and kitchen/meals zones, while a fully tiled bathroom and a walk-in laundry complete the floor plan. Outside a huge back garden opens a world of possibilities and boasts a fruit-laden lemon tree to enjoy in the meantime. Brimming with potential and offering plenty of room to let your imagination run wild, this is a rare opportunity in this highly coveted location. Don't miss your chance to come and see the possibilities for yourself – call to arrange a viewing. Why you'll love this location: Ideally located to enjoy the delights of Yarraville and easy city access, this address offers an unbeatable Inner West lifestyle just 8.2km\* from the CBD. Yarraville Village awaits a six-minute\* walk from home, offering a vibrant hub filled with bustling cafes, inviting restaurants and cosy wine bars. The village boutiques invite you to treat yourself, while gourmet grocers and handy services offer enviable convenience. Yarraville Square is also close by offering Coles and a variety of retailers, while proximity to Footscray and Seddon Village adds extra lifestyle appeal. Stroll to Yarraville Gardens in just five minutes for a picnic or to take the kids to its much-loved playground and enjoy easy city access, with regular city-bound trains from Yarraville Station, an eight-minute\* walk from home. Families will benefit from a range of childcare facilities within strolling distance and an easy walk to both Yarraville West Primary School and St. Augustine's Primary School, while Footscray High School's Pilgrim campus welcomes the big kids a three-minute\* drive or a one-stop train ride away. \*Approximate