

**75 Powell Street, Yarraville, Vic 3013**

**buxton**

**House For Sale**

Thursday, 9 November 2023

75 Powell Street, Yarraville, Vic 3013

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 447 m2**

**Type: House**



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**\$1,800,000 - \$1,980,000**

This exceptional 4 bedroom, 2 bathroom family home spanning across 447sqm (approx.) seamlessly blends the charm of a bygone era with sleek contemporary design. Originally built in the 1920's, this residence underwent a meticulous renovation in 2015, resulting in a home that effortlessly marries the best of the past with the convenience of the present. The large open plan design provides an airy and inviting atmosphere, perfect for relaxation and entertaining. Bifold doors seamlessly connect the interior to the beautiful deck and charming gardens, blurring the lines between indoor and outdoor living. This space, featuring retractable blinds in the outdoor decking area, offers the ideal setting for gatherings and al fresco enjoyment, making it a versatile and stylish hub for your daily life. Step inside, and you'll discover a home that's thoughtfully equipped with an array of modern amenities. Tasmanian Oak timber floorboards create a warm and sophisticated foundation, with skylights in the kitchen/dining area introducing a welcoming touch of natural light. For culinary enthusiasts, the kitchen is a true masterpiece, featuring a Falcon 900mm gas stove with electric and gas ovens, a Bosch dishwasher, and Perrin & Rowe tapware. For the environmentally conscious, the commitment to sustainability is evident with the inclusion of solar panels, solar hot water, double glazed windows, and a generous 2000-litre water tank, reducing your carbon footprint. The backyard hosts rustic homemade wicker bed vegetable gardens and a magnificent tree that showcases the changing seasons beautifully. It's a sight to behold from the master bedroom balcony, a heavenly spot to witness city views, breathtaking sunrises, and indulge in some stargazing under the clear night sky. Families will appreciate the convenient zoning to Yarraville West Primary School, Yarraville Special Developmental School, and Footscray High School, making the daily school run a breeze. The location is truly unbeatable, nestled on a wide, tree-lined street and just moments from Beaton Reserve. A leisurely stroll will guide you to the enchanting Yarraville Village, where you can relish a delightful brunch at the Corner Shop or savour a meal at Smile Buffalo, all before capping off your day with a movie at the iconic Sun Theatre. This home is a testament to timeless design, modern comforts, and eco-friendly living. Don't miss this unique opportunity to make it your own.