## 8 Clarendon Street, Yarraville, Vic 3013



## **Townhouse For Sale**

Wednesday, 22 November 2023

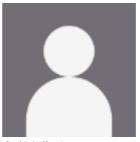
8 Clarendon Street, Yarraville, Vic 3013

Bedrooms: 3 Bathrooms: 2



Huss Saad 0413364769

Parkings: 2



Gabrielle James 0434009855

Type: Townhouse

## \$1,150,000 - \$1,220,000

The renowned Yarraville lifestyle is on your doorstep in this instantly inviting three-bedroom, two-bathroom home, where sunny modern interiors are complemented by superb alfresco entertaining. Designed for modern living, the dual-level layout offers spacious bedroom retreats and impressive open-plan living, with elegant modern styling ensuring timeless appeal and every comfort considered. Beautifully presented townhouse offering light-filled contemporary living in a coveted Yarraville location\_Perfect for professionals seeking convenience and a low maintenance lifestyle. The ideal investment property for savvy investors looking for a high-appeal rental to add to their portfolio\_Sunny north facing, open-plan living showcasing generous living and dining zones and a beautifully appointed family kitchen\_Three bedrooms with built-in robes, including a large master with an ensuite Large family bathroom with inset bathtub + guest powder room + walk-in laundry with internal/external access\_Split-system heating and cooling in the living space and all bedrooms + stunning gas log fire in the living area\_Large north-facing deck providing a private, leafy oasis for alfresco dining and entertaining\_Secure garage + additional driveway parking\_Handy under-stair storage\_Ideally positioned to offer easy family living and an exciting city-fringe lifestyle! Walk to Yarraville Village in just seven minutes to take your pick of bustling cafes, browse the boutiques, or meet friends for dinner and drinks. Catch a movie at the iconic Sun Theatre or grab a takeaway coffee and enjoy an afternoon with the kids at the much-loved Fels Park playground. Walk to Yarraville Square for the convenience of Coles and enjoy Beaton Reserve a six-minute stroll from home. Proximity to Yarraville Gardens and Seddon Village add extra appeal, while the 11-minute drive to Williamstown Beach promises easy beach days ahead\_Only 8.8 km from the CBD with easy freeway access, or walk to Yarraville Station in nine minutes for regular city-bound trains\_Highly sought-after school zone - Yarraville West Primary School (11-minute walk) and Footscray High School's Pilgrim campus (five-minute drive or easy bike ride). St. Augustine's Primary School is also within walking distance, while a range of childcare options await an easy stroll from home