

**8 Clarendon Street, Yarraville, Vic 3013**



**Townhouse For Sale**

Wednesday, 22 November 2023

8 Clarendon Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$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