

88 Gamon Street, Yarraville, Vic 3013

J A S S T E P H E N S

Sold House

Friday, 11 August 2023

88 Gamon Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 265 m²

Type: House

\$1,000,000

• Well-maintained period home ideally positioned within walking distance of Seddon Village and Yarraville Village • Two spacious bedrooms, one with split-system cooling • Plenty of living space - sunny living room with cosy gas log fire + generous kitchen/meals + home office • Centrally positioned bathroom with shower over bath + generous laundry • Roomy back garden with entertaining patio + landscaped front garden • Ample off-street parking

Boasting one of Yarraville's prettiest facades, this enchanting two-bedroom home presents a fabulous opportunity for buyers seeking period charm in a coveted Inner West lifestyle location. Ornate ceilings and leadlight feature windows accentuate the sunny interiors, while updates throughout ensure comfortable urban living. Enjoy cosy nights at home in front of the large living room's gas log fire and entertain with ease in the adjacent kitchen/meals room. The alfresco entertaining patio outside offers more space to host family and friends, with the established trees of the back garden providing an outdoor sanctuary and a safe play space for the kids. Two bedrooms offer inviting accommodation, both highlighted by timber floorboards and an abundance of natural light. The larger front bedroom provides a beautiful master, with split-system heating and cooling and front garden views to wake up to. The centrally positioned bathroom boasts a full-sized bath with an overhead shower, while the large laundry ensures convenience. Why you'll love this location: Superbly positioned to enjoy the famed village lifestyle of the Inner West, this enviable location is sure to impress! Stroll to your choice of cafes just footsteps from the front door or walk to the heart of Seddon Village in just five minutes* to enjoy a fabulous range of cafes and restaurants, gourmet grocers, and boutique shops. Yarraville's village is also a short walk from home, with its welcoming atmosphere, great dining and café scene and the iconic Sun Theatre to tempt you. Walking distance proximity to sought-after schools makes this an ideal location for family living, with St. Augustine's Primary School, Yarraville West Primary School and Footscray High School's Pilgrim campus all an easy stroll from home. Young families will appreciate the four-minute* walk to the Harris Reserve playground while Yarraville Gardens also awaits within walking distance. Stroll to Seddon Station in eight minutes* for regular city-bound trains or enjoy an easy drive to the CBD, just 8.1km* from home. *Approximate