

**9 Adaleigh Street, Yarraville, Vic 3013**

**NICHOLAS  
SCOTT**

**House For Sale**

Monday, 27 May 2024

9 Adaleigh Street, Yarraville, Vic 3013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 483 m2**

**Type: House**



Rob Caniglia  
0396803200

**\$1,450,000 - \$1,550,000**

Discover the perfect blend of modern living and sustainable design at 9 Adaleigh Street, Yarraville. This stunning three-bedroom home offers a master suite with a private ensuite, complemented by a central bathroom that serves the other two bedrooms. Situated on a generous 483 square meter block, this property is an exceptional find for those seeking comfort, convenience, and eco-conscious features. Step inside to find a home equipped with the latest in sustainable technology, including 8 solar panels and a Tesla battery, ensuring energy efficiency and reduced power bills. The electric car charging point in the driveway carport highlights the home's forward-thinking design, while the heat exchange hot water system and three split system heater/coolers provide year-round comfort. Downstairs, ducted gas heating ensures cozy winters. The heart of the home is the kitchen, featuring a 90-centimeter gas cooktop with an electric oven, perfect for the home chef. Bi-fold doors and a bi-fold window open directly to the lush garden, seamlessly blending indoor and outdoor living. This private sanctuary boasts a secure chook shed and run, a bike shed, and a large garden shed, catering to all your storage needs. Green thumbs will appreciate the mature and productive fruit trees, including two orange trees, a lemon, mandarin, lime, cumquat, olive, King Cole apple, two pear trees, a feijoa, and a highly productive avocado tree. A pomegranate tree adorns the nature strip, adding a touch of color and bounty to the landscape. The plumbed 2000-liter rainwater tank supports sustainable gardening practices, making it easy to maintain this vibrant oasis. Located at the very center of Yarraville's vibrant lifestyle scene, this home offers unparalleled convenience. The charming Village, with its array of shops and cafes, the Station, and Yarraville Primary School, are all within walking distance. Cruikshank Park, a local favorite, is also just a short stroll away, providing ample recreational opportunities. Embrace a lifestyle of sustainability, comfort, and community at 9 Adaleigh Street, Yarraville. This property is not just a home; it's a testament to thoughtful living.