

9 Blackwood Street, Yarraville, Vic 3013

J A S T E P H E N S

Sold House

Wednesday, 25 October 2023

9 Blackwood Street, Yarraville, Vic 3013

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 760 m2

Type: House



Andy Simpson

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Contact agent

• Spacious family home set on 760 sqm* in a dream Yarraville Village location • Perfect for renovators, home builders and developers seeking to live or invest in an outstanding lifestyle location • Three spacious bedrooms + fourth bedroom/study • Spacious kitchen/meals + connected dining and lounge spaces • Central bathroom with inset bath + separate toilet • Walk-in laundry • Ducted heating and cooling throughout • Covered entertaining patio • Huge back garden • Ample off-street parking – carport + garage + driveway

Boasting one of Yarraville's most coveted addresses, this potential-packed property presents an incredibly rare opportunity to secure a huge 760 sqm* allotment just footsteps from the heart of Yarraville Village. Whether you choose to renovate and extend (STCA), build your dream house from the ground up (STCA) or execute a multi-dwelling development to maximise your investment (STCA), the future looks bright at 9 Blackwood Street! The existing home has been beautifully maintained and is ready for you to move in or rent out while you plan a knockout transformation. Four bedrooms include two with built-in robes and are serviced by the centrally positioned bathroom, while the interconnected dining and lounge rooms offer plenty of living space to enjoy. The retro kitchen is spacious and fully functional with room for a dining table for casual meals, while outside a covered patio invites you to dine and entertain alfresco. The enormous back garden beyond has been lovingly tended into an abundant kitchen garden, with veggie patches and established fruit trees bursting with produce. Other highlights include ducted heating and cooling, a generous laundry and easy off-street parking for several cars – a huge advantage in this stroll-to-the-village location!

Why you'll love this location: This is undeniably one of Yarraville's most desirable addresses, sure to impress even the most discerning of potential buyers. Situated on a leafy street lined with meticulously maintained homes just footsteps from Yarraville Village and only 8.2km* from the CBD, this property presents a superb lifestyle proposition. Walk to Madison Coffee And Corner Store in two minutes* for a great morning coffee or take a four-minute* walk to reach the heart of Yarraville Village. Take your pick of cafes, restaurants and inviting wine bars, shop in the village boutiques and stock up on supplies at the superb selection of grocers at your fingertips. The iconic Sun Theatre invites you for a movie, while Yarraville Station awaits an eight-minute* walk from home offering regular trains ready to whisk you off to the city or Yarraville's wonderful neighbouring Inner West villages. Families will love being able to stroll to Fels Park in six minutes* for a play at its much-loved inner-village playground, while the easy walk to Yarraville Gardens, Yarraville West Primary School and St. Augustine's Primary School adds extra family appeal. *Approximate