

9 Pearce Street, Yarraville, Vic 3013

J A S S T E P H E N S

House For Sale

Thursday, 13 June 2024

9 Pearce Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 1

Type: House



Tate Moore



Elise Nemer
0435863707

\$1,250,000 - \$1,350,000

• Immaculately renovated and extended three-bedroom period home • An exciting opportunity for discerning buyers seeking a luxe retreat in a coveted lifestyle location • Breathtaking open-plan kitchen/dining/living opening to a private entertaining deck • Three spacious bedrooms with built-in robes • Stunning bathroom with enclosed powder room + European laundry • Excellent storage, including discreet hallway cabinetry, easily accessible attic storage and an external shed • Superb comfort assured by ducted heating, evaporative air-conditioning, a gas fire and split-systems • Easy street parking + side laneway access

Exuding the classic elegance of the Edwardian era seamlessly fused with modern luxuries and contemporary proportions, this meticulously renovated and extended home offers a sophisticated city-fringe sanctuary as breathtakingly beautiful as it is practical. Pale timber floorboards and high ceilings accentuate spacious, beautifully styled interiors, while outside easy alfresco entertaining awaits. Step through the original stained glass front door to be welcomed by the wide entry hall lined with discreet custom storage. The hallway invites you past three bedrooms with built-in robes served by the oversized bathroom, where floor-to-ceiling tiling sets the scene for everyday luxury. The inset bath invites you for a relaxing soak while the luxuriously large shower and enclosed powder room add extra appeal. A soaring raked ceiling crowns the sunlit open plan living space, offering spectacular indoor/outdoor living and an inviting hub for relaxing and entertaining. Highlighted by north-facing sunshine, a stunning gas fireplace and bespoke cabinetry, the space delivers generous lounge and dining zones and a superb designer kitchen with stone benchtops, a huge island and high-end appliances, including a Miele downdraft cooktop. Sliding doors open to the wraparound deck fringed by established garden beds, creating a private, inviting space for alfresco dining and entertaining. Constant comfort is delivered by ducted heating, evaporative air-conditioning and split systems, while the discreet European laundry, ample storage and side laneway access add extra appeal to this see-it-to-believe-it property.

Why you'll love this location: The coveted Yarraville lifestyle awaits in this enviable location, with every convenience a walk away and the city only 10km* from home. Walk to Yarraville Village in just nine minutes* to enjoy its superb selection of cafes and eateries, inviting boutiques and gourmet grocers. Meet friends at one of the village's cosy wine bars or catch a movie at the iconic Sun Theatre. Yarraville Square awaits a seven-minute* walk from home offering the convenience of Coles and a variety of retailers, while easy access to Footscray, Seddon, Newport and Williamstown adds loads of lifestyle appeal. Walk to Beaton Reserve in four minutes* and enjoy a short stroll to Cruickshank Park, where you can take a scenic stroll along the Stony Creek Trail as it winds its way through stunning parkland dotted with playgrounds and amenities. Families will appreciate the sought-after school zoning and walking distance proximity to both Yarraville West Primary School and St. Augustine's Primary School, while Footscray High School's Pilgrim campus awaits a six-minute* drive or easy bus ride away. Nearby freeway access makes driving into the CBD or getting away for weekend escapes a breeze and the short walk to Yarraville Station offers regular city-bound trains.*Approximate