

**91A Yarra Street, Williamstown, Vic 3016**

THE AGENCY

**House For Sale**

Thursday, 13 June 2024

91A Yarra Street, Williamstown, Vic 3016

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Leigh Melbourne  
0414239986



Noah LautmanWurt  
0424635277

**\$2,500,000 - \$2,700,000**

Defined by its architectural beauty and interior design brilliance, this stunning home's ultimate floorplan flexibility ensures success for families in whatever way works best. Form and function have been carefully considered throughout a series of beautifully crafted and curated spaces in which the creativity is compelling, the attention to detail is clear, and a single colour unites ceilings, walls, and joinery, ensuring a seamless, harmonious, and inviting feel. The sensuous curves of a captivating sunken lounge, with an open fireplace, precede a superb separate living area and sky-lit open-plan kitchen and dining domain where integrated seating and a central island bench each pick up the cool curved theme. Exceptional German NEFF appliances, custom joinery, and brushed gunmetal tapware reflect the unmistakable commitment to quality that's evident in every aspect of this stunning address. Four luxurious bedrooms with sumptuous wool carpets, and three sub-floor heated bathrooms, including a main bedroom suite beneath an elegant vaulted ceiling, are arranged over the upstairs and downstairs levels of a family format that's further enhanced by a dedicated home office or fifth bedroom fitted with an integrated desk. The fifth bedroom is spacious enough to serve as a third living area, not just as an office or bedroom. The home is designed with a family-friendly focus, durable and liveable with quality finishes. Bespoke lighting, automated blinds and window furnishings, double glazing to all windows and doors, a ground floor powder room, a mudroom, and dual climate heating and refrigerated cooling further indicate the indoor excellence. The outdoor allure is equally significant, illustrated by the garden's precise landscaping and a paved pergola alfresco zone featuring a built-in barbeque and fireplace before the backdrop concludes with a secure car space accessed from rear ROW to Strachan Place. 20 TRINA Vertex S Plus solar panels and inverter system providing up to 425 watts contribute to the 6.1-star energy rating of this brilliantly conceived, beautifully executed home in an outstanding setting with the bay located at the end of the street, close to Jackson Reserve and all the best attractions of both Williamstown and Newport.