

**92 Simpson Street, Yarraville, Vic 3013**

**RESIDE**

**House For Sale**

Tuesday, 23 January 2024

92 Simpson Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Terry Fitzpatrick  
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**\$990,000 - \$1,060,000**

The Feel A vibrant, inviting mood that's completely in keeping with its community feel. Its proximity to the village defines this desirable Yarraville residence, perfectly placed just steps from both the Beaton Reserve and the station. Fully renovated, featuring the natural asset of a north facing rear aspect, enjoy an address that delivers distinctive dual level style. The Facts- Classically appealing street presence creates a great first impression and leaves a lasting impact for turn-key urban living- Boasting a floorplan that beautifully separates living spaces from accommodation - West Australian Karri timber floorboards frame welcoming downstairs living and dining spaces- Renovated open-plan kitchen features contemporary Italian designer hob and hood with Bosch appliances and matching separate laundry- Downstairs powder room- Rear entertainment area leads to a sunny northerly courtyard retreat complemented by lighting, barbeque and electric sockets- Upstairs vaulted ceilings provide two generous bedrooms with built in robes - Newly renovated bathroom, with heated floor, towel rail and mirrors incorporating solar powered Velux skylight - Reverse cycle heating/cooling throughout, British double glazing, NBN connectivity and coded alarm system