

12 Sturt Street, Yarraville, Vic 3013

J A S T E P H E N S

House For Sale

Saturday, 29 June 2024

12 Sturt Street, Yarraville, Vic 3013

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Jade Silcock
0393169000

\$800,000 - \$880,000

• Ideally positioned period home offering a superb city-fringe lifestyle and exciting scope for renovation • Two spacious bedrooms • Large living room + separate kitchen/dining + sunroom/retreat • Retro bathroom with shower over bath • Walk-in laundry • Split-system heating cooling • Freestanding workshop/home office • Large covered alfresco entertaining zone • Easy off-street parking

On the market for the first time since 1965, this much-loved family home is now ready for new owners to fill it with happy memories and their vision for the future. Offering move-in-ready living with exciting scope for renovation, this is an outstanding opportunity to live or invest in a prime walk-to-the-village location where the famed Yarraville lifestyle is at your fingertips. Two spacious bedrooms are served by a retro-style bathroom and a separate toilet, while the light-filled living room adjoins a generous open-plan kitchen/dining space where you'll have plenty of room for a dining table to gather family and friends around. Offering extra living space and enviable flexibility is the large sunroom/retreat, while the walk-in laundry and split-system heating/cooling add extra appeal. Outside a large, covered patio offers low-maintenance outdoor living and easy alfresco entertaining, with the space also presenting the possibility for extension (STCA). Other highlights include easy off-street parking and a large freestanding workshop, ideal for a range of uses. Why you'll love this location: Set on a quiet, friendly street in a sought-after pocket of Yarraville, this address promises a superb city-fringe lifestyle with every convenience just a stroll from home and the CBD only 8km* away! Walk to Yarraville Village to enjoy its great selection of cafes and eateries, boutique shops and gourmet grocers. The iconic Sun Theatre invites you for a movie night in style within easy walking distance, while Yarraville's inner-village train station ensures a swift, stress-free commute to the city. Yarraville Square offers the convenience of Coles and a selection of retailers an eight-minute* stroll from home, while Somerville Road's cafes and eateries are just footsteps from your front door. Stroll to Cruickshank Park in seven minutes* to follow the Stony Creek Trail through stunning parkland dotted with playgrounds and amenities and walk to Kingsville Primary School in just seven minutes* for easy school mornings ahead. St. Augustine's Primary School and Footscray High School are also within walking distance, while proximity to Seddon Village adds extra lifestyle appeal to this enticing location.*Approximate