

# 13 Pentland Parade, Seddon, Vic 3011

## House For Sale

Wednesday, 3 July 2024



13 Pentland Parade, Seddon, Vic 3011

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Huss Saad  
0383987800



Courtney Lettieri  
0456837572

**\$1,125,000 - \$1,225,000**

Tucked behind a picket fence and leafy front garden, this enchanting Edwardian home strikes the perfect balance between period charm and modern comfort. Three bedrooms, two living areas and superb alfresco entertaining ensure plenty of room to move, while walking distance proximity to Seddon Village, parks and schools promises a fabulous family lifestyle.- the perfect match for home buyers seeking an updated character home in a highly coveted location- three bedrooms with built-in robes - formal lounge with a stunning heritage fireplace flanked by tall bookshelves- open-plan kitchen/dining/living showcasing a modern kitchen stainless steel appliances and a four-seater island bench - sparkling bathroom with shower over bath + adjoining walk-in laundry- restored heritage features include stained glass windows, fireplaces and original floorboards- ducted heating and split-system heating/cooling- 11ft high ceilings throughout- covered entertaining deck overlooking an inviting sunken garden - an incredible lifestyle location offering the ease and convenience of inner-city living and the charm and community spirit of village life! Start the day with a coffee from Fig and Walnut just a two-minute walk from home or stroll into the heart of Seddon Village in just five minutes to be spoilt for choice by its fabulous selection of cafes, restaurants, boutique shops and gourmet grocers. Yarraville and Footscray are both only 12 minutes away on foot ensuring enviable access to the famed Inner West lifestyle. The five-minute stroll to the much-loved playgrounds at Mappin Reserve and Harris Reserve will delight young families, while the walking distance proximity to Yarraville Gardens promises a lush escape - just 7.1km from the CBD with easy access by car or walk to Seddon Station in one minute to take advantage of regular city-bound trains - sought-after school zone - Footscray City Primary School (10-minute walk) and Footscray High School's Pilgrim campus (seven-minute walk)