

**16 Edward Street, Seddon, Vic 3011**



**House For Sale**

Sunday, 23 June 2024

**16 Edward Street, Seddon, Vic 3011**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 377 m2**

**Type: House**



Huss Saad  
0383987800



Joseph Luppino  
0383987800

**\$1,625,000 - \$1,725,000**

Exuding the elegance of the Edwardian era, this meticulously updated and extended three-bedroom, two-bathroom home offers contemporary sophistication and superb indoor/outdoor living in one of the most prestigious pockets of sought-after Seddon. Light-filled open-plan living offers a newly renovated kitchen and plenty of room to move, while outside a spectacular back garden promises a dream outdoor play space for the kids, easy alfresco entertaining, and secure off-street parking. - an unmissable opportunity for discerning buyers seeking easy family living in a coveted city-fringe lifestyle location - period features celebrated and complemented by contemporary updates and proportions - light-filled open-plan living delivering generous lounge, dining, and meals zones with garden views and a recently renovated timber-topped kitchen with quality Bosch and Miele appliances, Swiss taps, an Italian Barazzi dual sink, feature cabinetry, and a large Tasmanian blackwood breakfast bar - master bedroom with stunning heritage fireplace, walk-in robe and spacious ensuite - two additional bedrooms with built-in robes - generous main family bathroom with invitingly deep bathtub and separate shower - large walk-in laundry - split-system heating/cooling - paved entertaining patio + spacious, lovingly curated backyard with established trees, abundant garden beds, and lush lawn offering a superb outdoor play space for the kids to enjoy - ample garden space allows for future development opportunities (STCA) or the construction of a freestanding home office, swimming pool, or granny flat (STCA) - large garden shed sure to delight keen gardeners - off-street parking with secure roller door via side laneway access + EV charging point potential - 5.5kW SunPower Performance solar panel system with Tigo optimisers and a Fronius Primo inverter for sustainable energy, electric vehicle charging and reduced power bills - perfectly positioned for easy city-fringe living! Walk to Seddon Village in just five minutes to enjoy bustling cafes and eateries, boutique shopping, and gourmet grocers. Inviting wine bars and cosy restaurants tempt you for a night out just footsteps from home, while enviable proximity to Yarraville Village and Footscray's buzzing dining precinct adds extra lifestyle appeal - sought-after public school zoning - Footscray Primary School (five-minute drive) and Footscray High School's Pilgrim campus (within walking distance) - only 8km from the CBD + regular city-bound trains from Seddon Station, West Footscray Station, and Middle Footscray Station, all within easy walking distance of home