

**19 Angliss Street, Yarraville, Vic 3013**

J A S T E P H E N S

**House For Sale**

Wednesday, 19 June 2024

**19 Angliss Street, Yarraville, Vic 3013**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$850,000 - \$935,000**

• Classic weatherboard home set on a generous allotment in a family-friendly pocket of sought-after Yarraville • Exciting scope for renovation with room for extension (STCA) or plan a demolition (STCA) to build your brand-new dream home (STCA) • Three bedrooms, including master with built-in robe and front garden outlook • Beautifully maintained kitchen with dining space • Large living room and central ducted system heating/cooling • Fully tiled bathroom with shower, bath and separate toilet + walk-in laundry • Large front and back gardens, ready for transformation • Driveway + carport for easy off-street parking

Offering a comfortable, move-in-ready retreat on a generously proportioned allotment, this instantly appealing weatherboard presents a thrilling opportunity for those with a vision for the future. Scope for renovation combined with the room to extend (STCA) allows for a full transformation, while the absence of a heritage overlay permits a demolition (STCA) to clear the land for new home build (STCA) or dual occupancy development (STCA). The existing home is sunny and inviting, offering three bedrooms and a spacious living room accentuated by polished timber floorboards. Original exposed brick fireplace in the living room, while central ducted system heating/cooling adds another level of comfort. The older-style kitchen has been meticulously maintained and includes space for a dining table, while the fully tiled bathroom with shower and bath is complemented by a separate toilet adjoining the walk-in laundry. Outside a huge back garden awaits your imagination, offering plenty of space to extend the house (STCA) with room left over to create a fabulous alfresco entertaining zone and play areas for the kids. Why you'll love this location: Ideally positioned in a peaceful, family-friendly pocket of Yarraville, this address promises a relaxed lifestyle and enviable convenience just 10.9km\* from the CBD. Stroll to Angliss Reserve and its popular playground in just five minutes\* and walk to Cruickshank Park in seven minutes\* to immerse yourself in its stunning natural surroundings as you stroll along the Stony Creek Trail. Walk to the Roberts Street shops in five minutes\* to pick up gourmet supplies at Rocco's Deli or drive to Yarraville Square in five minutes\* for the convenience of Coles and a variety of retailers. Yarraville Village awaits a six-minute\* drive or an easy bus ride from home, inviting you to settle in for an afternoon at one of its many cafes, enjoy a night out or catch a movie at the historic Sun Theatre. Proximity to Altona Gate Shopping Centre adds extra convenience, offering vibrant big-name shopping and a choice of supermarkets just seven minutes\* from home. Walk to Kingsville Primary School in 14 minutes\*, drive to Footscray High School's Pilgrim campus in seven minutes\* and enjoy nearby freeway access for an easy drive to the CBD. Alternatively, catch the bus to Yarraville Station to benefit from regular CBD-bound trains. \*Approximate