

25 Mill Avenue, Yarraville, Vic 3013



House For Sale

Wednesday, 10 July 2024

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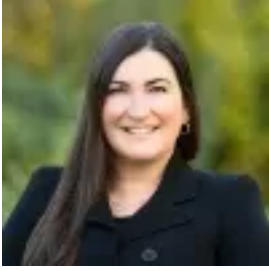
Bedrooms: 3

Bathrooms: 2

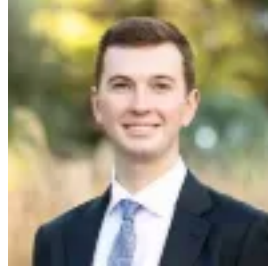
Parkings: 1

Area: 251 m2

Type: House



Joanne Royston
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Lewis Perso
0393996605

\$950,000 - \$1,045,000

Superbly positioned within a coveted, tree-lined street, this delightful three-bedroom home combines light-filled, generous proportions with a remarkable sense of idyllic ambience, sun-soaked alfresco living and laid-back living and entertaining in a private sanctuary only moments from Yarraville shopping and transport. Highly regarded for its village-style community vibe and metres to parks and playgrounds, live comfortably and conveniently with multiple indoor and outdoor living and entertaining spaces. Introduced by a welcoming living area abundant with natural light courtesy of the double-height ceilings and expansive glazing, the flexible floorplan showcases a ground floor configuration dedicated to indoor-outdoor connectivity with a central alfresco courtyard, separate dining and generous family room leading to the private garden. A central, contemporary kitchen boasts modern appliances, abundant storage and preparation space with a Euro-style laundry, separate powder room and under-stair storage completing the offering. Upstairs generous accommodations include a delightful north-facing master retreat with a walk-in robe, ensuite, Juliet balcony and flexibility for a parent's lounge or study nook. Two further bedrooms are zoned with built-in robes and share a central bathroom. Further highlights include central heating and lock-up garage with internal access. From a surprisingly peaceful location, the property is set within strolling distance of McIvor Reserve, Wembley Avenue shops, Wembley and St Margaret Mary's Primary Schools with easy access to vibrant Yarraville shopping village and Train Station as well as the Westgate Freeway for CBD, Airport and metropolitan ring road connections and an easy drive to bayside beaches and lifestyle amenities.