

30 Hotham Street, Seddon, Vic 3011



House For Sale

Wednesday, 3 July 2024

30 Hotham Street, Seddon, Vic 3011

Bedrooms: 3

Bathrooms: 1

Area: 316 m2

Type: House



Huss Saad
0383987800



Courtney Lettieri
0456837572

\$1,075,000 - \$1,175,000

Tucked behind a leafy front garden, this beautifully updated and extended period home offers an instantly appealing city-fringe retreat in one of the Inner West's most coveted lifestyle locations. Three bedrooms are joined by sun-drenched open-plan living and a private entertainer's courtyard to create an effortlessly stylish sanctuary you'll love coming home to. - an outstanding opportunity for buyers seeking a move-in-ready character home in a dream walk-to-everything lifestyle location - elegant entry hall featuring original fretwork - light-filled open-plan living showcasing meals and lounge zones and a beautifully appointed modern kitchen with sleek cabinetry, a Lofra oven/stove, a Fisher & Paykel dishwasher, and window splashbacks - three bedrooms including one with a large built-in robe and one also ideal for use as a spacious home office - stylish bathroom with shower over bath, chic subway tiling, and discreetly incorporated laundry facilities - stunning timber floorboards - Daikin split-system heating/cooling + zoned ducted heating - heritage features include high ceilings and skirting boards - private north-facing courtyard fringed by established garden beds offering a leafy oasis perfect for alfresco dining and entertaining - ideally located within walking distance of the best of the inner west! Stroll to Seddon Village in just five minutes to enjoy its enticing selection of cafes and restaurants, inviting wine bars, gourmet grocers, and welcoming boutiques. Footscray's renowned international dining scene, nightlife, and great shopping await an easy walk from home while Yarraville Village promises great coffee and dining and the iconic Sun Theatre an easy stroll or one-stop train ride away. Young families will love being able to walk to Harris Reserve and its much-loved playground in less than three minutes, while Yarraville Gardens offers a stunning natural escape and another great playground an easy walk from home - enviable access to sought-after schools - walk to Footscray City Primary School, St. Augustine's Primary School, Footscray High School, and Victoria University - only 7.6km from the CBD with easy road access, or walk to Seddon Station in four minutes for regular city-bound trains