

**32 Sanderson St, Yarraville, VIC, 3013**



**House For Sale**

Friday, 16 August 2024

32 Sanderson St, Yarraville, VIC, 3013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Charm, space and size in the heart of Yarraville**

Nestled in the vibrant heart of Yarraville, this enchanting weatherboard residence offers an inviting sanctuary that exudes charm and warmth. Boasting three spacious bedrooms, this home is perfect for a growing family or anyone seeking additional space. The open-plan kitchen and dining area flows effortlessly into the separate living room, creating an ideal layout for modern living. A sun-drenched study nook and sunroom provide the perfect retreat for those working from home or for simply enjoying the tranquility of your own private oasis.

Set on an expansive 449m<sup>2</sup> block, this home features a thoughtfully positioned bathroom at the rear, offering both privacy and practicality. The vast backyard is a blank canvas, meticulously maintained and ready to be transformed into the outdoor space of your dreams—whether that's a lush garden, a children's play area, or an alfresco entertainment zone.

With potential for further development (STCA), this property offers a rare opportunity to craft your dream home in one of Melbourne's most sought-after suburbs.

Positioned near the serene Cruickshank Park, Angliss Reserve, Kingsville Primary School, and a host of acclaimed eateries and cafes, this delightful family home perfectly blends convenience with an enviable location. Enjoy the luxury of abundant indoor and outdoor space, and bring your vision to life in this highly desirable Yarraville neighborhood.