

43 Empress Avenue, Kingsville, VIC, 3012

J A S S T E P H E N S

House For Sale

Wednesday, 14 August 2024

43 Empress Avenue, Kingsville, VIC, 3012

Bedrooms: 3

Bathrooms: 2

Type: House



Tate Moore

Simply Stunning – Luxe Family Living, Superb Lifestyle Location

- Immaculately renovated period home situated in a dream city fringe lifestyle location
- Architecturally designed extension adds modern proportions and seamlessly complements the original home
- Open-plan kitchen/dining/living opening to north-facing entertainer's garden
- Master bedroom with walk-in robe and super-luxe ensuite
- Two additional bedrooms with built-in robes
- Breathtaking main bathroom with picture window framing views of a private courtyard fringed with leafy bamboo
- Walk-in laundry with internal/external access
- Hydronic under-floor heating + Stuv6 combustion fireplace + hydronic heating panels in all bedrooms + split-system cooling
- Double-glazed windows + 3.63kW top-tier solar energy system
- Quality floor treatments throughout, including Baltic pine floorboards and polished concrete
- Nest system

Discerning buyers seeking the ultimate blend of modern luxury and period character will fall for this stunning Kingsville residence, where a meticulous renovation precedes an architecturally designed extension to create a truly breathtaking city fringe sanctuary.

Held within the original homestead are three generous bedrooms, including a magnificent master suite boasting a large walk-in robe and a five-star, fully tiled ensuite with a walk-in rainfall shower. The two additional bedrooms feature built-in robes and share the super-luxe main bathroom, where floor-to-ceiling tiling, a double vanity and a decadently indulgent bathtub are elevated by floor-to-ceiling glass looking out to a leafy courtyard/fernery fringed by towering bamboo.

The large, sun-drenched extension at the rear of the home allows for spacious open plan living. Underscored by heated polished concrete and crowned by a soaring raked ceiling, this space is the heart of the home, showcasing spacious living and dining zones, a superb combustion fireplace and a beautifully appointed gourmet kitchen with top-quality appliances and stunning Carrara marble benchtops.

Sliding doors open to a north-facing entertainer's garden with a deck, a brick-paved patio and a neat garden space, ensuring an effortless alfresco lifestyle.

Double-glazed windows and a solar panel system ensure sustainability, while a walk-in laundry with internal and external access adds extra convenience to this knockout home.

Why you'll love this location:

Set on a quiet, tree-lined street close to a choice of parks and reserves, this address delivers the perfect combination of peaceful living and enviable convenience.

Walk to your choice of cafes for your morning coffee and stroll to Somerville Road for shops and eateries. Seddon Village awaits a ten-minute* stroll (900m*) from home, inviting you to explore its cafes, restaurants and boutiques, while Yarraville Village is within walking distance or a five-minute* drive away (2.2km*), adding extra lifestyle appeal to this superb location.

Yarraville Square offers the convenience of Coles a four-minute* drive from home and Central West Shopping Centre offers great shopping and a choice of supermarkets six minutes* away.

Families will appreciate the choice of childcare providers within walking distance, the easy access to Yarraville West Primary School and the five-minute* bike ride to Footscray High School's Pilgrim campus, while the 12-minute* walk (800m*) to West Footscray Station promises a swift commute to the CBD.

*Approximate