

9/37 Stephen Street, Yarraville, Vic 3013

J A S S T E P H E N S

House For Sale

Sunday, 23 June 2024

9/37 Stephen Street, Yarraville, Vic 3013

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



John Galea

0405564669

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

• Immaculately presented townhouse situated within the ideally positioned 'Yarravillage' complex • An unmissable opportunity for home buyers and astute investors • Sunny open-plan kitchen/dining/living + study nook • Huge master bedroom with built-in robe, walk-in robe, luxe ensuite and large private balcony • Two additional bedrooms with built-in robes and a shared north-facing balcony • Main bathroom with bath and walk-in shower + walk-in laundry with third toilet • Alfresco entertaining patio and neat, private back garden • Split-system heating/cooling + electric wall panel heaters in each bedroom • Secure single garage + one additional off-street parking space • Crimsafe security door for peace of mind

Those looking to live or invest in a prime Yarraville location will be delighted by this stunning townhouse, ideally situated within the sought-after 'Yarravillage' complex. Sprawled over two levels highlighted by honey-hued hybrid timber floorboards, this instantly inviting home is sunny and spacious, offering relaxed family living and easy entertaining. Dominating the lower level is a huge open-plan living zone offering generous dining and lounge spaces and a superbly appointed stone-topped kitchen with quality appliances, plenty of storage space and a huge breakfast bar. Sliding doors open to the private north-facing back garden where the kids will have space to play in the sunshine and a paved patio invites you to dine and entertain alfresco with ease. Upstairs, three inviting bedrooms await, each appointed with an electric wall panel heater to keep the whole family cosy through Melbourne's cooler months. The super-sized master offers a superb parents' retreat, with split-system heating/cooling for personalised comfort, a built-in robe and a walk-in robe promising plenty of storage, a luxurious ensuite and a huge private balcony. The two additional bedrooms boast generous built-in robes and access to the shared north-facing balcony with rooftop views and enjoy easy access to the stunning main bathroom where an inset bathtub and a walk-in shower await. The sunny study nook and walk-in laundry with guest toilet add extra appeal, while the secure single garage and additional driveway parking space ensure convenience.

Why you'll love this location: Situated in one of the Inner West's most coveted locations, the 'Yarravillage' development offers a quiet, community-minded neighbourhood and promises the ultimate village lifestyle just 7.6km* from the heart of Melbourne's vibrant CBD. Stroll to Fig and Walnut in six minutes* for a great morning coffee or a cosy weekend lunch with friends or walk into the heart of Yarraville Village in just ten minutes* to enjoy its wide range of cafes and restaurants, boutique shopping, gourmet grocers and the iconic Sun Theatre. Seddon Village is also an easy walk from home, while proximity to major shopping centres and Footscray's renowned dining scene adds extra lifestyle appeal. Yarraville Gardens awaits a two-minute* walk from home, offering a stunning escape from the buzz of urban living, with a much-loved playground for the kids, beautiful gardens and wide-open space to enjoy. The kids can walk to Footscray City Primary School and Footscray High School while city workers can stroll to Seddon Station in seven minutes* for regular CBD-bound trains. *Approximate