

**1/6 Yarralea Street, Alphington, VIC, 3078**

 **RE** **Real Estate**

**Townhouse For Sale**

Wednesday, 25 September 2024

1/6 Yarralea Street, Alphington, VIC, 3078

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## **Boutique Sunlit Sanctuary of Surprising Proportions**

Peacefully tucked away in Alphington's coveted riverside precinct, this surprisingly spacious and gloriously light-filled, four bedroom townhouse is immaculately presented with a stunning north-facing alfresco entertaining zone and is certain to exceed expectations. Independently accessed at the front of this boutique block of only five and with only the garage sharing a common wall, this is a remarkable offering that manages to evoke the feel of a free-standing house.

So much larger than anticipated, the home opens to reveal a vast kitchen / dining / living in which stone benches and stainless-steel appliances are complemented by hardwood flooring, as huge glass sliding doors open to extend the space outdoors to a partially undercover north-facing deck that has been crafted for year-round enjoyment included with a mist spray system adding to the serene feeling. The bedrooms, too, are impressively scaled three set upstairs with built-in robes, the main bedroom also with its own fully-tiled ensuite.

Brilliantly customised with additional storage options, the home also enjoys direct internal access to the main home from its remote-access double lock-up garage. Additional highlights include a central bathroom also upstairs, a renovated powder room, laundry, brand new hot water service and solar power, as well as split system heating and air conditioning in all aspects of the home.

From this tranquil riverside position, you can walk easily to Yarra trails, the Golf Course, Alphington Railway Station, Alphington Primary School and Alphington Grammar School as well as the Sunday Market, plus you have Station Street's vibrancy, the soon-to-be-completed Paper Mill development which includes shopping centers, cafes, restaurants cinemas, gyms and more - additionally the Eastern Freeway all nearby as well.