

**23B Richards Street, Yarraville, Vic 3013**



**Townhouse For Sale**

Tuesday, 25 June 2024

23B Richards Street, Yarraville, Vic 3013

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 133 m2**

**Type: Townhouse**



Alejandro Torres  
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**\$650,000 - \$700,000**

A design of dual level distinction, fitted and finished with an evident focus on quality, this dynamic modern residence delivers a series of spaces that make every day a delight. The ease of its low-maintenance dimensions and the excellence of its details combine to create a superb environment behind a street presence of significant style. High ceilings and polished solid timber floors define ground level living and dining areas that intelligently include a dedicated study/home office zone featuring an integrated desk. The sophisticated mood is confirmed by an open-plan where the quality is clearly illustrated by stone bench-tops, subway style tiled splash-backs and stainless steel appliances by Smeg. Above, on a level that accommodates in complete comfort, two bedrooms are each accompanied by a fully-tiled ensuite. Floor-to-ceiling tiles, stone vanities and bespoke matt black tapware reflect the refinement of the ensuites while built-in robes enhance the bedrooms' appealing proportions. A downstairs powder room, separate laundry and individual heating/cooling in every room further enhance the indoor excellence of a home that provides inviting courtyard garden entertaining, attractive landscaping and a generous car space. Quietly positioned yet conveniently close to Mclvor Reserve, Wembley village and freeway access, this ideal address is poised to offer even greater gains in lifestyle and capital growth as Yarraville's Bradmill precinct evolves. Capture a property that's a brilliant opportunity for today, tomorrow and beyond.