

Jas Stephens - Yarraville

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JAS STEPHENS

DATES : 18/03/2023 and 18/03/2024
PROPERTY TYPE : All Property Types
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE : greater than \$1,750,000
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : YARRAVILLE
DATA SOURCE : REI and VG/Gov
RETURNED : 3

Results

25 Powell St YARRAVILLE 3013

PRICE :	\$1,770,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/03/2024	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Maribyrnong	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	41 K 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : -Superbly renovated Victorian home offering dream family living in one of Yarraville's most coveted locations -Perfect for discerning buyers seeking a move-in-ready character home and the famed Yarraville Village lifestyle -Light-filled living room + adjoining open-plan kitchen/dining -Four bedrooms, three with built-in robes OR three bedrooms + a large home office -Two stunning bathrooms, including one with incorporated laundry facilities -Large linen room/storage closet -Quality floor treatments throughout including near-new carpet and waterproof hybrid floorboards -Preserved original features include stained glass windows, internal door handles and fireplaces + original English Scottish bank doors to create a feature connection to alfresco entertaining -Low-maintenance entertainer's back garden with secure side laneway access -Nothing to do but move in and enjoy the coveted Yarraville Village lifestyle! Masterfully renovated to offer five-star living in the heart of Yarraville Village, this four-bedroom, two-bathroom Victorian is a triumphant blend of period character and modern sophistication. Unfolding over two light-filled levels, spacious family living and enviable floor plan flexibility is accompanied by effortless outdoor entertaining to create a family sanctuary with lasting appeal. Stained glass windows, original fireplaces and soaring decorative ceilings are accompanied by complementary updates, masterfully blurring the line between old and new to create a cohesive home that offers the very best of both. The lower level offers two luxurious bedrooms with built-in robes, kept comfortable by split-system heating and cooling. Upstairs, an oversized master boasts a full-width built-in robe with a stained-glass window recessed into the roof's pitch creating a stunning focal point. A fourth bedroom shares the upper level, also ideal for use as a spacious work-from-home office. Servicing the bedrooms are two luxury bathrooms with rainfall showers, one with a double vanity and deep bathtub to sink into and the other with incorporated laundry facilities for ultimate convenience. Spend quiet family movie nights in the welcoming living room, with the adjoining kitchen/dining space offering a light-filled family hub sure to become the heart of your home. The all-white kitchen is beautifully appointed with stone benchtops, premium cabinetry and Smeg appliances and overlooks the sunny dining space, where French doors originally used in an English Scottish bank open to the low-maintenance entertainer's garden. Exposed aggregate paving and realistic artificial turf ensure you'll never lose your weekends to garden maintenance, while a secure side access roller door invites the possibility of off-street parking. Why you'll love this location: Situated in one of Yarraville's most sought-after pockets, this superb lifestyle address promises enviable convenience and easy village living just 8.4km* from Melbourne's bustling CBD. Walk to Yarraville Village in just five minutes* to dive into its renowned cosmopolitan atmosphere, with a fabulous array of cafes, restaurants and inviting wine bars to explore. Spend an afternoon browsing through the village boutiques and have your every need catered to by the village's grocers and service providers. The historic Sun Theatre invites you for a movie, while Yarraville Station offers regular city transfers, just a four-minute* walk away. Walking distance proximity to Yarraville Gardens and Seddon Village adds extra lifestyle appeal, while the eight-minute* stroll to Yarraville Square offers the convenience of Coles and a variety of retailers. Young families will appreciate the four-minute* stroll to Beaton Reserve's much-loved playground, while Yarraville West Primary School is right across the street, making school mornings a breeze. St. Augustine's Primary School is an eight-minute walk from home, while Footscray High School's Pilgrim campus is a four-minute* drive or a one-stop train ride from Yarraville Station. *Approximate

9 Blackwood St YARRAVILLE 3013

PRICE : \$1,840,000
RESERVE PRICE :
SALE DATE : 14/11/2023
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Maribyrnong
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 1
ROOMS :
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 760
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : -Spacious family home set on 760 sqm* in a dream Yarraville Village location -Perfect for renovators, home builders and developers seeking to live or invest in an outstanding lifestyle location -Three spacious bedrooms + fourth bedroom/study -Spacious kitchen/meals + connected dining and lounge spaces -Central bathroom with inset bath + separate toilet -Walk-in laundry -Ducted heating and cooling throughout - Covered entertaining patio -Huge back garden -Ample off-street parking - carport + garage + driveway Boasting one of Yarraville's most coveted addresses, this potential-packed property presents an incredibly rare opportunity to secure a huge 760 sqm* allotment just footsteps from the heart of Yarraville Village. Whether you choose to renovate and extend (STCA), build your dream house from the ground up (STCA) or execute a multi-dwelling development to maximise your investment (STCA), the future looks bright at 9 Blackwood Street! The existing home has been beautifully maintained and is ready for you to move in or rent out while you plan a knockout transformation. Four bedrooms include two with built-in robes and are serviced by the centrally positioned bathroom, while the interconnected dining and lounge rooms offer plenty of living space to enjoy. The retro kitchen is spacious and fully functional with room for a dining table for casual meals, while outside a covered patio invites you to dine and entertain alfresco. The enormous back garden beyond has been lovingly tended into an abundant kitchen garden, with veggie patches and established fruit trees bursting with produce. Other highlights include ducted heating and cooling, a generous laundry and easy off-street parking for several cars - a huge advantage in this stroll-to-the-village location! Why you'll love this location: This is undeniably one of Yarraville's most desirable addresses, sure to impress even the most discerning of potential buyers. Situated on a leafy street lined with meticulously maintained homes just footsteps from Yarraville Village and only 8.2km* from the CBD, this property presents a superb lifestyle proposition. Walk to Madison Coffee And Corner Store in two minutes* for a great morning coffee or take a four-minute* walk to reach the heart of Yarraville Village. Take your pick of cafes, restaurants and inviting wine bars, shop in the village boutiques and stock up on supplies at the superb selection of grocers at your fingertips. The iconic Sun Theatre invites you for a movie, while Yarraville Station awaits an eight-minute* walk from home offering regular trains ready to whisk you off to the city or Yarraville's wonderful neighbouring Inner West villages. Families will love being able to stroll to Fels Park in six minutes* for a play at its much-loved inner-village playground, while the easy walk to Yarraville Gardens, Yarraville West Primary School and St. Augustine's Primary School adds extra family appeal. *Approximate

127 Gamon St YARRAVILLE 3013

PRICE : \$1,800,000
RESERVE PRICE :
SALE DATE : 24/10/2023
METHOD : Sale
SETTLEMENT DATE : 01/03/2024
PROPERTY TYPE : House (Res)
MUNICIPALITY : Maribyrnong
PARISH : Cut Paw Paw
MAP REF : 42 A 8
BLOCK NUMBER :
LOT NUMBER : 1
CROWN ALLOTMENT :
PLAN NUM/REF : TP594433
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS :
ROOMS :
CARPARKS :
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 539
FURNISHED :
OWNER OCCUPIED : No

COMMENTS :

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