

55 Mill Avenue, Yarraville, VIC, 3013



Townhouse For Sale

Wednesday, 20 November 2024

55 Mill Avenue, Yarraville, VIC, 3013

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Easy family living, superb lifestyle location

Unfolding over two generous levels in a family-friendly pocket of Yarraville, this instantly inviting three-bedroom, two-bathroom home is the perfect, move-in-ready haven for families seeking easy living in a sought-after lifestyle location.

Multiple living zones promise plenty of room to relax and entertain, while covered alfresco entertaining and a north-facing back garden create a fabulous outdoor oasis the whole family will love.

- 2 main bedroom with walk-in robe and ensuite
- 2 two additional bedrooms with built-in robes
- 2 spacious open-plan kitchen/meals/family space opening to a covered alfresco entertaining patio
- 2 extra living space provided by a huge living/dining room and a generous upstairs retreat area
- 2 quietly positioned study ideal for those working from home
- 2 main bathroom with bath, shower and separate toilet
- 2 walk-in laundry with internal/external access
- 2 guest powder room
- 2 leafy north-facing back garden offering a great outdoor play space for the kids to enjoy
- 2 ducted heating/cooling + split system
- 2 quality floor treatments throughout, including stunning hardwood floorboards
- 2 understairs, garage and garden shed storage
- 2 secure double garage + driveway parking
- 2 perfectly positioned for easy family living! Take a two-minute stroll to enjoy the wide open space, playground, sporting facilities and dog park of Mclvor Reserve and join the Stony Creek Trail a seven-minute walk away for a scenic stroll to the heart of beautiful Cruickshank Park. Walk through Mclvor Reserve to reach the popular Yarraville Bowling Club for an easy family meal and walk to the Wembley Avenue shops in just four minutes for enviable convenience. Catch the bus to Yarraville Village to immerse yourself in one of the Inner West's favourite lifestyle hubs, with bustling cafes, great restaurants, cosy wine bars, boutiques and gourmet grocers to explore. Yarraville Square offers the convenience of Coles a four-minute drive from home while Altona Gate Shopping Centre awaits just eight minutes away offering big-name shopping and a choice of supermarkets
- conveniently located near sporting facilities and the popular Mclvor Reserve Dog Park
- 2 only 10km from the CBD with easy freeway access, or catch the bus to Yarraville Station for regular city-bound trains
- 2 sought-after school zone – Wembley Primary School (five-minute walk) and Bayside College (easy bus ride)

Information provided herein is believed to be accurate at the time of publishing, no responsibility is taken for any errors or omissions. It is the responsibility of the Purchaser to obtain independent professional advice and verification.