

# J A S



## 31 Simpson Street Yarraville VIC

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**View :** <https://www.jasstephens.com.au/5207332>

This recently built house sits within Yarraville Village, walking distance to vibrant bars, cafes, restaurants, shops, The Sun Theatre and public transport. The ground level offers an open plan living and dining zone, sleek kitchen with stone benchtops and stainless-steel appliances overlooking the park. A fully tiled bathroom, separate laundry and two bedrooms, one with the option of being a second living space or home office complete this floor. Upstairs two bedrooms with built-in robes including master with balcony share a central bathroom. This wonderful house wraps around a low maintenance rear yard with decking and artificial grass. Additionally, multiple skylights and large windows allow plenty of natural light whilst ducted heating, split systems in living and both upstairs bedrooms and dishwasher ensure comfort and convenience is key.