

# JAS



## 11 Empress Avenue KINGSVILLE VIC

2 1

With a long standing history, this original free standing Victorian has been nicely updated and is ready for it's lucky new residents. Two double bedrooms, main with split system, accompanied by a central living room with split system to maintain the comfort levels throughout the seasons. The kitchen is full of character with gas appliances, ample cupboard space and a further split system. There is a separate laundry that lead into the well appointed bathroom.

Enjoy plenty of outdoor space and a secure rear yard with plenty of storage.

Positioned to make the most of proximity to Yarraville Village, Charles Street precinct and West Footscray station with easy access to the Princes Highway or public transport for the commuter.

School Catchments include Footscray City College and

**View :** <https://www.jasstephens.com.au/5360586>



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