

# 1/160 Porter Road, Heidelberg Heights, Vic 3081

**Nelson Alexander**

## House For Sale

Wednesday, 29 May 2024

1/160 Porter Road, Heidelberg Heights, Vic 3081

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



Nunzio Sulfaro  
0394902900



Annalise Newell  
0394902900

## **Auction \$880,000 - \$950,000**

Enjoy harmonious Heidelberg Heights from this spacious family home, beautifully presented with impressive proportions and excellent entertaining credentials. As the first of just two on a secure block, you're quietly nestled away from the noise while still mere moments to all amenities! Enter via charming garden frontage with inviting front verandah, opening to polished timber floorboards gleaming throughout each room of the home. A comforting fireplace warms the open plan living and dining zones. Split system A/C, ducted heating and Haiku I intelligent ceiling fans ensure year-round comfort, with double glazed windows providing fantastic thermal efficiency within the home. The expansive timber kitchen is a dream for the home chef, exquisitely appointed with stainless steel appliances, 900mm oven, a wealth of stylish cabinetry and gorgeously contrasting granite benchtops with splashback to match. Built-in robes serve three of the four generous bedrooms, with the fourth making an ideal home office or formal study. Accommodating them all is the full floor-to-ceiling tiled family bathroom, plus an additional shower room, guest powder room and large laundry with extra linen storage. French doors open right outside to the huge alfresco entertaining area, all fully covered under a lovely timber ceiling for all-weather dining with friends and family. The easy-care garden offers sliding door access to the remote-control double garage – perfect for a potential home gym or workshop! Stroll to local cafés, Waiora Road buses, Charles La Trobe P-12 College and Rosanna Primary, with easy travel up to La Trobe University, Macleod Village or Rosanna Village for further cafés, shopping and trains to the city. Also nearby are Northland Shopping Centre, Austin/Mercy Hospital, esteemed private schools, trendy Ivanhoe restaurants, lively Burgundy Street shops and cafés, and the tranquil parkland, golfing and cycling along the Yarra River.