

**1/309 Heidelberg Road, Northcote, Vic 3070**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 8 February 2024

1/309 Heidelberg Road, Northcote, Vic 3070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Spiros Karagiannidis  
0394861800



Ricky Walker  
0394691000

## **Auction \$570,000 - \$625,000**

Secure, stylish and larger than standard - this fresh modern apartment ticks all the boxes in a vibrant city-edge location. Nestled comfortably on the ground floor of a gated complex, you're perfectly positioned between Fairfield's lively Station Street, beautiful Yarra parkland and effortless transport to the CBD. Stunning timber flooring flows down to open living and dining zones, with split system heating and cooling ensuring comfort all year round. The modern kitchen complements the space with a cosy breakfast bar, ample storage and stainless steel appliances including gas cooktop, oven and dishwasher. A wide sliding door extends your living space out to the lovely alfresco deck, perfect for a morning coffee or evening glass of wine out in the fresh air. Rare for the typical apartment, your backyard wraps around to a spacious private garden where a large patio adds even further space to dine and entertain! Both bedrooms are nicely carpeted and feature built-in robes, each serviced by the tidy central bathroom with shower-over-bath and laundry facilities. This well-managed complex provides secure entry for total peace of mind, as well as two designated car spaces for secure off-street parking. Fairfield Park is just across the road, expanding out into endless parkland with sporting fields, playgrounds, the Main Yarra Trail and the iconic Fairfield Park Boathouse for dining on the Yarra. Stroll easily up to Fairfield Station for trains to the CBD, or enjoy Station Street's lively shopping, restaurants and cafes. Also within minutes are quality schools, fantastic High Street shopping and amenities, golfing on the Yarra and near-instant entry to the Eastern Freeway.