

# 1/4 Kanimbla Court, Heidelberg West, Vic 3081

Nelson Alexander

## Sold Townhouse

Sunday, 3 December 2023

1/4 Kanimbla Court, Heidelberg West, Vic 3081

Bedrooms: 2

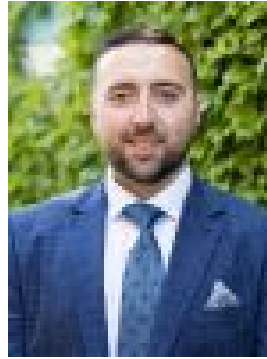
Bathrooms: 2

Parkings: 1

Type: Townhouse



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

**\$701,000**

Stylish, Contemporary Townhouse in Prime Locale Stroll to the nearby park and local shops from this stylish, contemporary townhouse privately set at the front and quietly situated in the bowl of a charming court in excellent proximity to your lifestyle needs. Beautifully proportioned and soaked in natural light, the designer interiors introduce a thoughtful, space maximising floorplan highlighted by the warm hues of polished timber floors, lovely neutral colour palette and superior finishes. Superb lower level open plan living includes generous open-plan living and family zones adjacent to the lustrous, stone-benched gourmet kitchen boasting a Bellissimo 90mm stainless-steel oven and five burner stovetop and sleek black tiled splashback. Stunning timber Bi-fold doors smoothly open to a gorgeous courtyard perfect for alfresco dining on the Merbau deck. A smart and convenient bathroom is also positioned downstairs. Upstairs two spacious and bright robed bedrooms with plush carpet share a lavish fully-tiled and stone benched twin-vanity bathroom. Further features include a practical concealed laundry placed in the garage with internal access, split-system heating and cooling throughout, under stair storage, landscaped gardens with shed, single auto garage. Excellently located to St. Pius X Primary School, Rosanna Primary School, Charles La Trobe P-12 College, public transport, local parks, supermarket and cafes while only a short drive to Northland Shopping Centre, La Trobe University and the Austin and Mercy Hospitals.