

**1/5 Ceram Court, Heidelberg West, Vic 3081**



**Unit For Sale**

Friday, 3 November 2023

1/5 Ceram Court, Heidelberg West, Vic 3081

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 366 m2**

**Type: Unit**



Matthew Clark  
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**Auction: \$550,000 - \$600,000**

Immediately loveable and perfectly positioned for ease of living, move straight into this modern single-level charmer and never look back! As an investment, it's as solid as they come given the outstanding access to The Mall, Northland Shopping Centre, trendy Burgundy Street shops and cafes, Heidelberg train station, parks and scenic walking trails, La Trobe University, Melbourne Polytechnic, schools and the Heidelberg medical precinct. And as a first home or downsizing option, you can unpack your bags without a worry in the world thanks to the pristine presentation of the radiant contemporary interior. An excellent main bathroom services three spacious bedrooms, and whether your preference is to create gourmet feasts in the stylish modern kitchen or relaxed BBQ dinners beneath the shelter of the private outdoor entertaining area as the kids play with the freedom in the easy-care grassed rear yard, this home has it covered! The front of only three units on the block in a desired top-of-the-court setting, this fabulous find also features timber-floored open-plan living, plenty of natural light, study, separate laundry, split-system heating/cooling and off-street parking for two cars.