

**1/84 Darebin Street, Heidelberg, Vic 3084**

**Nelson Alexander**

**Townhouse For Sale**

Thursday, 29 February 2024

1/84 Darebin Street, Heidelberg, Vic 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Liz Walker  
0394902900



James Labiris  
0394902900

## **Auction \$900,000 - \$970,000**

Perfectly elevated with beautiful modern presentation, this Federation style villa balances classic warmth and charm with contemporary lifestyle ease. Join a secure grouping with your own street frontage, perfectly positioned within a stroll of central Heidelberg for effortless access to every essential need! Enter via the raised front porch overlooking your peaceful leafy surrounds, opening to the spacious formal lounge with ornamental fireplace, split system unit and gorgeous bay windows capturing a wealth of natural sunlight. The separate dining area makes for delightful meals, serviced by the charming timber kitchen with an abundance of cabinetry and bench space, including a lovely breakfast bar, and fitted with European appliances such as a Gaggenau oven and SMEG cooktop. Ducted heating warms throughout the living and bedrooms, with the main bedroom enjoying its own elegant bay window, large built-in robe and pristine ensuite. Settle into two further bedrooms with built-in robe to one, each sharing the full central bathroom plus separate WC and laundry. French doors open to the private rear courtyard for alfresco dining with friends and family. Secure side access is available on the block, with a remote-control double garage plus extra driveway space for parking. A leisurely stroll in mere minutes into bustling Burgundy Street for shops, cafes, restaurants, grocers and nearby major supermarkets, as well as the extensive medical facilities of Austin/Mercy Hospital and city trains via Heidelberg Station. Just two stops down is Ivanhoe Village for trendy restaurants and treasured cafes. Located in the Viewbank College Zone, walk to Heidelberg Primary and Our Lady of Mercy College, or travel to La Trobe University and esteemed, Ivanhoe Grammar schools. Explore the serene Warringal Parklands leading into scenic Yarra trails and golf courses, while further amenities include Northland Shopping Centre and easy M3 access. A great property in one of Melbourne's most sought-after locations.