

101/254 Bell Street, Heidelberg Heights, Vic 3081



Apartment For Sale

Tuesday, 11 June 2024

101/254 Bell Street, Heidelberg Heights, Vic 3081

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Andrew Mizzi
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Alice Rossi
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\$350,000 - \$380,000

***** Sale By Nominated Date: Thursday 4th of July at 6:00pm *****Apartment 1, Level 1, 1 Eden Street, Heidelberg Heights
Situating at the corner of Bell and Eden Streets in a coveted central location, this boutique apartment offers the perfect blend of space and style, making it an ideal investment opportunity. With two spacious robed bedrooms, a floor-to-ceiling tiled bathroom, and a vast open-plan living area that extends to an oversized entertainer's balcony overlooking the streetscape, this apartment provides ample room to live and entertain. The kitchen boasts sleek benchtops, quality stainless steel appliances, and excellent storage solutions, making it a culinary haven. If you fell like eating out, choose from the array of eateries along Burgundy Street, Ivanhoe Village, and Northland Shopping Centre. Modern features include contemporary timber floors, high square-set ceilings, split-system heating/cooling, and secure intercom entry. Additional conveniences such as a European laundry, push bike storage, bonnet vault, and secure basement car space enhance the apartment's appeal. Enjoy easy access to Heidelberg train station, the Heidelberg medical precinct, La Trobe University, Charles La Trobe College, recreational parklands, local bus services, and the nearby Bell Street shopping strip. Combining modern styling with low-maintenance living, this apartment is perfect for investors seeking a lucrative opportunity in a prime location, first-home buyers, and downsizers alike. Investment Highlights: Current Tenancy: Tenanted at \$410 per week (\$1782 per calendar month) until April 2025 Body Corporate Fees: Approximately \$1,055 per quarter Deposit Terms: 10% of the purchase price Flexible Settlement: 30/60/90 days Don't miss out on this great chance to secure your future investment!