

106/1 Eden Street, Heidelberg Heights, Vic 3081

Rata & Co.

Apartment For Sale

Thursday, 16 November 2023

106/1 Eden Street, Heidelberg Heights, Vic 3081

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jay Sharma

0425024247

ESR \$295,000 - \$324,500

Perfectly positioned in the heart of Heidelberg Heights and one of only 28 apartments in this boutique building, 106/1 Eden Street offers you low maintenance living in a highly sought after location. Boasting a generous sized bedroom with floor to ceiling mirrored robes, bathroom with stylishly tiled double shower, open plan kitchen with quality Miele appliances, modern fixtures and living area leading out to a private balcony. Extra features include intercom entry, split system heating and cooling, secure undercover car park and personal storage cage. This apartment offers you peace and quiet, while also keeping you close to cafes and shops on bustling Burgundy Street, Heidelberg train station, Melbourne Polytechnic and Austin Hospital. You will have everything that you need at your doorstep. This is the perfect property for a busy modern professional, first home buyer, downsizer or astute investor looking to expand their portfolio. Currently leased on a month to month basis at approximately \$1,550 per calendar month. Don't miss out - inspect now! PHOTO ID REQUIRED

[Due diligence checklist - consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) [Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy](#) [Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.](#) [Land size sourced from land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.