

**10a Anderson Street, Heidelberg, Vic 3084**

**Nelson Alexander**

**House For Sale**

Thursday, 14 March 2024

10a Anderson Street, Heidelberg, Vic 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



James Labiris  
0394902900



Liz Walker  
0394902900

## **Auction \$1,200,000 - \$1,299,000**

With a spacious and flexible floorplan and boasting impressively large proportions, this low maintenance town residence with sweeping views, offers space, style and indoor/outdoor practicality. Striking from all angles, the lower level reveals three generous bedrooms with BIRs, a sleek family bathroom and a welcoming tiled living area opening onto a large courtyard garden with two alfresco decks. Upstairs, discover an impressively vast entertainer's kitchen with premium appliances, adjoining the sundrenched second living with soaring 3.6m ceilings, gas fireplace, ducted heating and clerestory windows, plus third balcony with sensational views across Warringal parklands. A spacious master suite offers retreat and privacy, complete with walk in wardrobes and stunning ensuite with dual shower. Add to this, a fitted home office, separate laundry, double glazed windows, split system air-conditioning, two garages (one with attic storage) and abundance of cleverly incorporated storage throughout. Wonderfully located just moments from Burgundy Street's cafes and shopping, hospital precincts, public transport, schools and acres of peaceful parklands. A truly impressive residence offering space and style that will excite and delight buyers looking for a low maintenance lifestyle retreat in a prime Heidelberg locale. There's so much to love!