

**13 Flinders Street, Heidelberg Heights, Vic 3081**



**House For Sale**

Wednesday, 3 April 2024

13 Flinders Street, Heidelberg Heights, Vic 3081

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 588 m2**

**Type: House**



Greg Taylor  
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Brett Greig

## **\$1,000,000 - \$1,100,000**

Nestled behind a hedge for peace and privacy, step behind the classic red brick façade to discover a functional, family-friendly layout that delivers surprisingly generous spaces that look good and feel good to live in! Timber floors, picture rails, and sash windows are highlights on a ground floor that introduces a living room anchored by an open fire, three bedrooms sharing an updated family bathroom and a dining room flowing into an expansive living area. Stretching out from a kitchen offering multiple storage solutions and quality stainless steel appliances, including a 900 mm cooktop, 900 mm oven, and a Miele dishwasher, it opens to a large, decked veranda in the deep and wide rear yard. The first floor combines a retreat, bathroom and bedroom into a fabulous parental retreat, the perfect, indulgent escape at the end of the day! Fresh paint and dual driveways offer secure parking for the cars and caravan, trailer, or boat, and an extras list includes an alarm, fitted laundry cleverly integrated within the family bathroom, wardrobes in all bedrooms, and ducted heating and cooling. Positioned within easy access to the bus, parks, and playgrounds, the heart of Heidelberg (including the station, the delights of Burgundy Street, and the Austin Hospital precinct), Ivanhoe, La Trobe University, and Northland, the location is as impressive as the living it offers!