

**14 Larissa Street, Heidelberg West, Vic 3081**

**Nelson Alexander**

**Townhouse For Sale**

Thursday, 11 April 2024

14 Larissa Street, Heidelberg West, Vic 3081

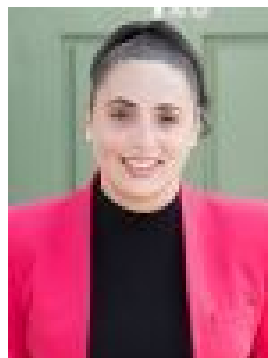
**Bedrooms: 3**

**Bathrooms: 1**

**Type: Townhouse**



Peter Neofytou  
0394691000



Laura Mancin  
0394691000

## **EOI \$590,000 - \$640,000**

A low-traffic street in an appreciating pocket, a generous allotment and an original yet far from ordinary solid brick home....it's a winning combination that's becoming increasingly difficult to find! Whether you're seeking your first home to make your own with a comprehensive, value-adding, contemporary update or an investment to build on...this is an affordable opportunity you don't want to miss. Preserved in time, the currently comfortable spaces include a ground-floor lounge that sweeps through to a serviceable, practical eat-in kitchen, while the first floor introduces three generously proportioned bedrooms sharing the family bathroom. The expansive rear yard could tempt those looking to extend (stca) or create a peaceful and private outdoor entertainment area. A rarity at this entry-level price point, it offers instant rewards on location alone. A short walk to the bus, parklands, local shops, cafes and takeaways, and Northland for shopping, dining and a movie, it's within easy reach of Heidelberg's Burgundy Street, station and Austin Hospital precinct. Ready access to La Trobe University only increases its rental appeal.