

175 Hawdon Street, Heidelberg, Vic 3084

Nelson Alexander

Sold House

Friday, 11 August 2023

175 Hawdon Street, Heidelberg, Vic 3084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 675 m2

Type: House



Nick Smith

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Contact agent

Perfectly positioned between lovely Rosanna Village and bustling central Heidelberg, this original solid-brick home is overflowing with exciting potential. Refresh, remodel or rebuild entirely (STCA) on a lush private block of approx. 675sqm, central to all amenities within the coveted Viewbank College zone. Gated entry opens to plenty of secure off-street parking in the paved front driveway, while stairs lead up to the spectacular alfresco entertaining deck basking in warm northern sunlight along the front of the home. Head inside to find relaxed open plan lounge and dining zones with split system heating and cooling, each adjoining the spacious original kitchen with tiled splashback, dishwasher and ample bench and storage space. At the front of the home are three large bedrooms each with built-in robes and ceiling fans (plus A/C to one), all of which share the full family bathroom with a separate WC and generous laundry. The rear of the home offers a versatile sunroom for a sun-drenched study, second lounge or kids retreat. The lush rear garden is peaceful and private with lots of space for the kids and pets to safely play. There's fantastic scope for potential additions or extensions to the current home, or a huge opportunity to knock down and start completely fresh with a brand new family home on the block (STCA). You're footsteps from De Winton Park for local sporting clubs, with just five minutes' walk to friendly Rosanna Village for shops and cafes, the sprawling Rosanna Parklands and easy transport to the CBD via Rosanna Station. Central Heidelberg is also a stroll away for prized Burgundy Street shops and cafes, city transport via Heidelberg Station, major supermarkets at Warringal Shopping Centre and the medical precinct of Austin/Mercy Hospital. It's an easy walk to Heidelberg Primary (zoned for) and just minutes to further esteemed schooling such as Our Lady of Mercy College, Banyule Primary, Viewbank Primary and sought-after Viewbank College (zoned for). Also within minutes are La Trobe University, Northland and Doncaster Shopping Centres and Yarra River parks, golfing and trails.