

2/7 Marks Avenue, Heidelberg Heights, Vic 3081

Nelson Alexander

Unit For Sale

Thursday, 25 January 2024

2/7 Marks Avenue, Heidelberg Heights, Vic 3081

Bedrooms: 2

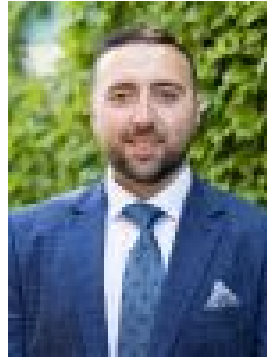
Bathrooms: 1

Parkings: 1

Type: Unit



Nunzio Sulfaro
0394902900



Ivan Sulfaro
0394902900

Auction \$670,000 - \$720,000

Enjoy space and security in serene Heidelberg Heights with this refreshed single level unit! Built in 2007 behind just one other property, this quiet low-maintenance gem sits on approx. 252sqm with a generous backyard, no owner's corp fees and convenient access to shops, parks and transport. Ducted heating serves a light-filled layout with timber flooring, fresh paint and new window furnishings. Spacious open living and dining zones enjoy reverse cycle cooling, freely adjoining the modern kitchen with tiled splashback, ample cabinetry and quality stainless steel appliances. Both large bedrooms feature brand new carpeting, plus ceiling fans and built-in robes. Each shares the stylish central bathroom with floor-to-ceiling tiling, bathtub and shower, mirrored vanity and a separate internal laundry. The private backyard opens to a cosy pergola for delightful outdoor entertaining, plus a large grassed garden where the kids can safely play. The main bedroom also enjoys backyard access, while both rear and internal access are available via the single lock-up garage. Stroll to local shops on Waterdale Road with Ramu Parade Park and playground just behind, while both Shelley Park and Malahang Reserve are minutes away for even more lovely green spaces to bring the family. Bus routes connect you to La Trobe University, Northland Shopping Centre or Heidelberg Station for trains to the city. Travel just minutes to the local shops and cafes of Rosanna Village, set alongside the sprawling Rosanna Parklands and further transport links via Rosanna Station. Choose from esteemed schools in nearby Viewbank and Ivanhoe, with easy travel down to Austin/Mercy Hospital, Burgundy Street shopping/dining, major supermarkets, Ivanhoe Village restaurants/cafes and Yarra River golfing/trails.