

**2/8 Lawson Parade, Heidelberg Heights, Vic 3081**



**Unit For Sale**

Saturday, 13 April 2024

2/8 Lawson Parade, Heidelberg Heights, Vic 3081

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 361 m2**

**Type: Unit**



James Goulopoulos  
0397655500



Ari Blias  
0398428888

**\$700,000 - \$750,000**

Discretely positioned at the rear of just two homes, this well-presented single-level villa is warm and inviting. A great place to start your property journey, downsize or add to your investment portfolio, the sun-splashed living and dining room are supported by a stylish kitchen with an upright gas cooktop, a dishwasher and ample storage space. Zoned for privacy, discover three carpeted bedrooms and a central family bathroom, complemented outdoors by a generous size backyard featuring a paved alfresco zone and plenty of room for the kids or family pets to run around in the sunshine. Highlights include ducted heating, split system air conditioning, a garden shed and off-street parking for two cars. In a popular neighbourhood, the home is zoned for Rosanna Primary School and Charles La Trobe College, with proximity to bus services, Northland and Warringal Shopping Centres, extensive parkland, Rosanna Village and Train Station, Burgundy Street shops and cafes and major hospitals.