

**2/9 Gotha Street, Heidelberg Heights, Vic 3081**

**Townhouse For Sale**

Friday, 19 April 2024



2/9 Gotha Street, Heidelberg Heights, Vic 3081

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: Townhouse**



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## Contact Agent

EXPRESSIONS OF INTEREST CLOSING TUESDAY 21ST MAY AT 5PM (UNLESS SOLD PRIOR) Celebrating a spectacular union of architectural excellence and meticulous craftsmanship, this contemporary domain has been masterfully designed to exemplify principles of natural light and connection to private outdoor spaces for sublime living with lifestyle advantages surrounded by convenience. Evoking an immediate sense of bespoke luxury, the striking façade of timeless style reveals an immediately welcoming interior curated in a refined palate of high-end finishes with attention to every detail throughout the thoughtfully conceived floorplan. Emerged in expanses of glass, the open concept heart of the home lined with engineered oak floors underfoot offers spacious living and dining that seamlessly extends to the wrap around garden featuring manicured landscaping and north facing patio, perfect for alfresco occasions. The sophisticated kitchen boasts sleek cabinetry, walk in pantry, quality appointments and stone island breakfast bench servery configured for culinary enjoyment. Accommodation is ideally zoned upstairs comprising two sizable bedrooms fitted with robes accompanied by the sumptuous family bathroom, while the master suite is complete with walk in robe and matching ensuite with double vanity. Further complements include an inspiring study space with built in joinery, downstairs powder room, full size laundry, ample storage, ducted heating, refrigerated cooling and beautifully furnished double glazed windows. Peacefully set at the rear of only two, this magnificent sanctuary promises low maintenance lifestyle excellence in an Ivanhoe fringe location underpinned by easy access to amenities including vibrant Burgundy Street grocers, boutiques, cafes and restaurants, train station, Austin Hospital major medical precinct, LaTrobe University, Northland Shopping and arterials enhanced by the North East Link under construction providing capital appreciation prospects.