

# 2 Eton Court, Heidelberg, Vic 3084

**Nelson Alexander**

## Sold House

Friday, 3 November 2023

2 Eton Court, Heidelberg, Vic 3084

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1113 m2

Type: House



Hayden Reed  
0412321025



Michael Traikos  
0394902900

**\$1,570,000**

Proudly nestled in a peaceful cul-de-sac near the tranquil Yarra River, this beautifully maintained home has been cherished by the same owners for over fifty years. Now on offer to a lucky new family, this is your chance to cherish an original beauty and create long-lasting memories of your own. Set well back from the road for exceptional privacy, the extensive front driveway guides you through to the home where a double front carport, manicured garden and incredibly charming façade first greet you. Welcoming you inside is the inviting front lounge with original fireplace and brilliant bay windows, wrapping around to a lovely central dining zone where split system heating and cooling ensure year-round comfort. The additional spacious family room is a versatile retreat for further lounging or entertaining, with the benefit of an under-house cellar adding a wealth of extra storage alongside the home's ample linen cupboards. Adjoining the dining zone is the delightful timber kitchen with an abundance of cabinetry, tiled splashback, wall oven, dishwasher and a spectacular view over the rear patio to the lush and leafy garden. All three light-filled bedrooms feature generous built-in robing, with main also offering a split system for an added touch of comfort. Ducted heating warms throughout the home, with potential to re-establish the evaporative cooling. The spacious central bathroom serves wonderfully with shower-over-bath, toilet and mirrored vanity. The second bathroom adds a further toilet and shower, available via the well-equipped laundry with outdoor access. French doors open out to the huge rear patio with a stunning view over the magnificent rear gardens, while stairs lead down to a large undercover alfresco area with built-in BBQ facilities for fantastic entertaining. The massive backyard has been beautifully cultivated with lush greenery, garden beds and leafy trees offering excellent privacy, perfect for the home grower with access to garden sheds, a water tank and easy side entry. This outstanding slice of heaven sits mere metres from majestic Yarra parkland, allowing for effortless access to peaceful picnic spots, local sporting clubs, prized golfing and refreshing walking or cycling along the Main Yarra Trail. Travel just minutes to the friendly amenities of Rosanna Village, or to busy central Heidelberg for Burgundy Street shops and cafes, Austin/Mercy Hospital, major supermarkets and Heidelberg Station for easy city transport. Also nearby are esteemed schools including Viewbank College, Viewbank Primary and La Trobe University, as well as access to Northland Shopping Centre, Westfield Doncaster, Ivanhoe Village and the Eastern Freeway.