

# 216 Oriel Road, Heidelberg West, Vic 3081

## House For Sale

Thursday, 18 April 2024

216 Oriel Road, Heidelberg West, Vic 3081

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 586 m2

Type: House



Spiros Vamvalis  
0420747919



Christian Gravias  
0394862000

**Private Sale - \$730,000 - \$800,000**

Situated on a sizable allotment of 585m<sup>2</sup> (approx.), this red brick residence exudes charm for aficionados of the 1950s era, offering ample opportunity for enhancement. Alternatively, it serves as an excellent foundation for those with a more contemporary vision. The layout of the property boasts a generously sized lounge area, perfect for relaxation and entertaining guests. Adjacent to the lounge is the kitchen/meals area, offering ample space for culinary endeavours and dining. Three spacious bedrooms provide comfortable accommodation for residents, each offering privacy and tranquillity. The central bathroom, complete with a separate toilet, ensures convenience for everyday living. Outside, the property is adorned with meticulously maintained front and rear gardens, providing a picturesque setting for outdoor activities and leisure. The expansive rear garden offers potential for gardening enthusiasts or space for children and pets to play. Furthermore, the property offers ample off-street parking options, including a garage, providing convenience and security for vehicles. The property is located in convenient proximity to La Trobe University, schools, Northland Shopping Centre and transportation making it an ideal candidate for families or young couples (subject to council approval). With its ever-appreciating location, this property presents endless possibilities for renovators or developers (STCA).