

**3/109 Heidelberg Road, Clifton Hill, Vic 3068**



**Apartment For Sale**

Friday, 3 May 2024

3/109 Heidelberg Road, Clifton Hill, Vic 3068

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lee Muddle  
0449130331



Angus Greene  
0403749828

**\$290,000 - \$315,000**

A compelling opportunity combining park views and northerly orientation, this comfortable light-filled apartment is an enticing Clifton Hill oasis brimming with possibilities. Get creative and bring a brand-new approach to the inviting first-floor spaces of this north-facing 1 bedroom apartment that with its expansive views over Coulson Reserve presents the perfect inner-city entry point for savvy buyers on a budget. Located just around the corner to parkland on The Esplanade and the endless Merri Creek Trail, convenience is a significant drawcard here as also just nearby is the Clifton Hill Village and the train station - making the city only 10 minutes away - while there are numerous shopping precincts all close by including Queens Parade, High Street, Northcote and Fairfield Village. The views to the park are forever and will not be built out, while the proportions are impressive and the potential is attractive ensuring that an easy refurbishment or an exceptional renovation will either way add significant style and value in a highly sought-after lifestyle location. Big windows capture an abundance of light throughout this original retro apartment that includes a large bedroom with built-in robes, a bright living and dining room, central kitchen with a servery, bathroom with a laundry area plus there is an undercover car parking space on title. An affordable opening for first-timers or renovators looking for a rewarding project and investors making a decisive strategic move, this appealing apartment in a popular block is the one to make it happen near cafes, restaurants, shops and trams.