

**3/18 Griffiths Street, Bellfield, Vic 3081**

**Nelson Alexander**

**Sold Townhouse**

Thursday, 21 September 2023

3/18 Griffiths Street, Bellfield, Vic 3081

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



James Labiris  
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**\$882,000**

Spacious, stylish and sophisticated throughout, this stunning North facing, contemporary townhouse basks in luxurious low-maintenance living. Enjoy a private position set well back from the road at the rear of this boutique grouping, perfect for a serene laid-back lifestyle while still within moments of all major amenities. Floorboards flow indulgently from wall to wall in the expansive open plan lounge and dining areas, wrapping around seamlessly to the spectacular modern kitchen complete with stone benchtops, abundant cabinetry, quality appliances and an extra-wide breakfast bar for effortless entertaining. A formal study zone greets you upstairs with built-in desk and generous linen storage, branching off into two large bedrooms with built-in robes and split system A/C to each. The sparkling central bathroom serves upstairs with floor-to-ceiling tiling, floating vanity and separate bathtub and shower. Downstairs provides a versatile third bedroom with built-in robe, while extras include split system A/C to the lounge/dining, a dedicated laundry room, a guest powder room and a storeroom hidden away beneath the stairs. Step outside to the delightful alfresco deck with both covered and open-air dining space for all-weather entertaining. The low-maintenance garden stays lovely all year round, with both rear and internal access to the home available via the remote-control single garage. Stroll easily to Bell St Mall for lively shops, boutiques and ALDI supermarket, with just minutes down the road to central Heidelberg for Austin/Mercy Hospital, Burgundy Street cafes/dining and Heidelberg Station for easy travel into the city. Also within minutes are the lovely shops and restaurants of Ivanhoe Village, the sports facilities of Ford Park, scenic walking or cycling on the Darebin Creek Trail, esteemed public/private schools, Northland Shopping Centre, La Trobe University, Yarra River golfing/parkland and Eastern Freeway entry.