

# 3/53 Waiora Road, Heidelberg Heights, Vic 3081

Nelson Alexander

## Townhouse For Sale

Wednesday, 24 April 2024

3/53 Waiora Road, Heidelberg Heights, Vic 3081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Nunzio Sulfaro  
0394902900



Liz Walker  
0394902900

## **Auction \$750,000 - \$800,000**

Enjoy stylish low-maintenance living in this marvellous modern townhouse, perfectly positioned in a serene central pocket of sought-after Heidelberg Heights! As the private rear home of just three on the block, you're securely nestled away from all the noise while still only moments to cafés and trains. Dark floorboards instantly catch the eye in this architectural beauty, flowing through the open plan lounge and dining zones with bold contemporary flair. At the heart of it all is the stunning designer kitchen with soft-closing cabinetry, stone benchtops, stainless steel apps, walk-in pantry and wide breakfast bar. Built-in robes service all three carpeted bedrooms, with the main privately positioned downstairs alongside a pristine double vanity ensuite. Both upstairs bedrooms centre on a comfortable study/office area, each sharing the elegant family bathroom with bathtub, shower and separate powder room. Just off the living zones is a charming alfresco deck, with plenty of easy-care garden space to relax, dine or entertain. Further highlights of the home include reverse cycle heating and cooling to all living/bedrooms, laundry/guest WC, garden shed, 2000L water tank and remote double garage with internal entry. Stroll to bus stops, Southern Road shops or peaceful Rosanna Village for shops, cafés and trains to the city. Just one stop down is central Heidelberg for major supermarkets, Austin/Mercy Hospital and Burgundy Street amenities, or it's just a touch further to Ivanhoe Village for trendy cafés and restaurants! Also within minutes are quality public and private schooling options, La Trobe University, Northland Shopping Centre, the sprawling Rosanna Parklands, Yarra River golfing/parkland/cycling and easy access to the Eastern Freeway.