

# 4/303 Upper Heidelberg Road, Ivanhoe, Vic 3079



## Sold Unit

Tuesday, 26 September 2023

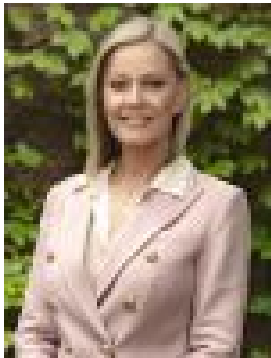
4/303 Upper Heidelberg Road, Ivanhoe, Vic 3079

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leanne Bradford  
0394900592



Damien Carter  
0394900538

**\$761,000**

SOLD by Miles Real Estate. A tranquil setting towards the rear of a boutique block of only six reveals the great design and impressive proportions of this exceptional villa unit opening to a large, north-oriented courtyard garden. Combining sought-after quiet and convenience, this delightful two bedroom and study home is introduced by a private carport right at the door while just a short stroll past parkland lies all of the lifestyle attractions of Ivanhoe's popular shopping, cafe and restaurant precinct. Quality built and exceedingly comfortable with a carefully-considered layout, a wide entrance hallway on polished hardwood floorboards leads to two generous-sized bedrooms both with built-in robes. Central is a separate toilet and a bright heated bathroom including bathtub and shower, while further at the rear with gas wall heating is a light-filled living and dining room opening directly out to a sunny and secluded 42m<sup>2</sup> (approx) courtyard with space to landscape as desired. New flooring in the perfectly-functional kitchen extends through to a flexible study/office or possible smaller bedroom with cupboard storage that also opens to the garden. Additionally, there is a European laundry. An outstanding opportunity for downsizers, entry-level buyers and investors, this immaculate villa unit offers superb proximity to the nearby shopping strip and train station, Burgundy Street, Austin & Mercy Hospitals, parks and schools.