

# 40 Swanston Street, Heidelberg Heights, Vic 3081



## Sold House

Thursday, 24 August 2023

40 Swanston Street, Heidelberg Heights, Vic 3081

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 586 m<sup>2</sup>

Type: House



David Blythe  
0394973222



Brad Pearce  
0394973222

**\$850,000**

SOLD by Miles Real Estate. Behind a classic clinker brick façade, this carefully updated two-bedroom residence set on a generous 586m<sup>2</sup> (approx.) garden allotment offers endless possibilities. An inviting single level layout with hardwood timber floorboards offers an open plan living and dining area warmed by a Coonara wood heater, gas well furnace, updated kitchen, central bathroom, full sized laundry, separate toilet, secure tandem carport, huge garage/workshop and entertainment gazebo. The expansive north-facing rear garden invites you to envision a future filled with potential. Add your own value in the future by extending, rebuilding, or consider development possibilities STCA. Conveniently located near Rosanna Village cafes, schools, transportation, Northland Shopping, Latrobe University, Austin/ Mercy Hospital precincts and an array of attractions, this property promises a lifestyle of comfort and enjoyment.