

**47 Lloyd Street, Heidelberg Heights, Vic 3081**



**House For Sale**

Friday, 24 May 2024

47 Lloyd Street, Heidelberg Heights, Vic 3081

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



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**\$1.35m - \$1.45m**

Showcasing a contemporary design with enviable space, this compelling family home is light-filled and welcoming, resting in a prominent location walking distance from several local parks, Rosanna Village and Train Station and bus services that connect with Northland Shopping Centre. The inspiring floorplan features a home office tucked away at the front, leading to an impressive open plan family room and dining zone illuminated by light. Taking pride of place, the gourmet kitchen boasts a stone breakfast bar, quality new Blanco appliances, and excellent storage space, flowing outdoors to a versatile enclosed games room/all-weather alfresco zone. Accommodation has been thoughtfully designed and includes the private ground floor master bedroom, enjoying warm northerly light, a walk-in robe and a sparkling ensuite. Head upstairs to find a large retreat with a balcony and doors that can be closed off for noise reduction and privacy, alongside three additional robed bedrooms and a modern family bathroom enhanced by an oversized shower and deep bathtub for the ultimate in relaxation. Entertaining is effortless in the secure and private backyard, featuring a high Colorbond fence, a grassy play area and a covered alfresco zone that can be enjoyed any time of year. Notable highlights include CCTV, an alarm, hardwood floorboards throughout, ducted heating, evaporative cooling, 6.6Kw solar with a battery, under stairwell storage, powder rooms, a water tank, fruit trees and a double auto garage with internal access. In a quiet neighbourhood, the home is positioned a short distance from Burgundy Street shops and cafes, La Trobe University, Austin and Mercy Hospitals, Warringal Shopping Centre, well-regarded schools in the area, and numerous local parks, walking trails and recreational facilities.