

502A/294 Bell Street, Heidelberg West, Vic 3081



Apartment For Sale

Monday, 18 March 2024

502A/294 Bell Street, Heidelberg West, Vic 3081

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Leonard Siragusa
0393478886

\$550,000-\$600,000

FIRST HOME BUYER INCENTIVES1) Eligible for the \$10,000 First Home Owner Grant* 2) Pay NO stamp duty - saving up to \$31,070**3) Buy with a 5% deposit through the Victorian Home Buyer Fund Shared Equity Scheme or First Home Guarantee Scheme***Discover a new era of luxurious urban apartment living with a Scandinavian twist at the newly completed 'Cultivate' building, boasting an unbeatable city skyline view that can't be built out. Nestled on the doorstep of Bell Street Mall, Aldi supermarket and close to Northland shopping centre, and Darebin Creek parkland, this modern gem on level 5 offers a smart open-plan layout designed for ultimate comfort and convenience.Key Features:-Smart open-plan layout with bedrooms on either side of living area for privacy-Separate study space with inbuilt desk, perfect for remote work-Main bedroom with WIR and ensuite, second bedroom with easy access to second bathroom-Full apartment width undercover balcony accessible from living area and main bedroom-Gourmet kitchen with stone island bench, premium SMEG electric induction cooktop and integrated fridge & freezer-Luxurious bathrooms with above-counter basins, mirrored shaving cabinet, rainwater shower heads & brushed nickel accents-Timber floors in living/kitchen areas and quality carpet to the bedrooms-Separate laundry space, double glazed windows, LED & feature lighting, split system heating & cooling for year-round comfort-Fob entry, intercom, secure car space and storage cage.-Access to storage lockers on ground floor, communal terrace on the podium level and rooftop BBQ area with panoramic vistasSuper Convenient Location:-Close proximity to Heidelberg's medical precinct, Latrobe University, and Warringal Shopping Centre-Easy access to Burgundy Street cafes/restaurants and recreational facilities-Strong rental location with a rental estimate of \$570-\$600 per week, and with the ability to claim tax depreciation; what an attractive investment opportunity!*<https://www.sro.vic.gov.au/first-home-owner#fhog>
<https://www.sro.vic.gov.au/fhbduty>*<https://www.sro.vic.gov.au/homebuyer> or <https://www.housingaustralia.gov.au/support-buy-home/first-home-guarantee>