

60 Viviani Crescent, Heathmont, Vic 3135



House For Sale

Wednesday, 12 June 2024

60 Viviani Crescent, Heathmont, Vic 3135

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 409 m2

Type: House



Kate Birchall
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\$730,000 - \$800,000

OPPORTUNITY.If you have a penchant for character homes and a preference for low maintenance living, you're in for a treat with this charming weatherboard beauty. Fully renovated and situated on an easy to manage allotment in one of Heathmont's esteemed tree-lined crescents, this home promises a life of comfort and connection.**PROPERTY.**Beckoning you to inspect from the moment you lay eyes on it, the home invites with its timeless facade adorned with Colorbond roofing, box hedge-framed gardens and verandah entry. Graced with hardwood floorboards and bathed in natural light, the freshly painted abode makes you feel right at home inside, flaunting tasteful renovations that honour its heritage. Three bedrooms with wardrobes flank a central corridor, complemented by a stylish bathroom and a separate, adjoining toilet. As you explore further, you'll find a cosy lounge room with a rustic, brick-framed wood heater, a fully equipped kitchen featuring stainless steel appliances and timber-look countertops, plus a meals area that opens to a hardwood alfresco deck, bordered by ornamental pear trees. A lofty second living area with an incorporated laundry awaits on the top floor of the home, making it a versatile space that could serve a myriad of uses. Further features that enhance this home include: ducted heating, an open fireplace, evaporative cooling, modern plantation shutters and drapes, raised produce-growing beds, a lemon tree and a double carport with an accompanying shed.**LOCATION.**This home's convenient location is within walking distance to Heathmont Train Station and Shopping Village, Heathmont Rail Trail, Viviani Reserve, Heathmont Pre School & Kindergarten, Great Rynie Primary School, Aquinas College and Heathmont College. It is also only a few minutes' commute to other quality schools, Aquanation, Eastland and EastLink.**DETAILS.**Land size: 409sqm (approx.)Zoning: Maroondah Council - General Residential Zone - Schedule 1 (GRZ1)School Zone: Marlborough Primary School and Heathmont College