

**7/106 Brown Street, Heidelberg, Vic 3084**

**Nelson Alexander**

**Sold Townhouse**

Friday, 18 August 2023

7/106 Brown Street, Heidelberg, Vic 3084

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Nick Smith  
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**\$800,000**

Welcome to a contemporary retreat nestled in the heart of Heidelberg. This modern 2-bedroom townhouse offers an exceptional blend of style and convenience, providing you with the perfect sanctuary to call home. Stepping inside, a spacious open living/dining area welcomes you, with a large window overlooking the private garden and infusing the space with natural light. The floorboards beneath your feet create an inviting ambiance, well-appointed kitchen. The kitchen boasts Bosch appliances, including a dishwasher, gas cooktop, and oven, and is further illuminated by expansive stacking windows. A split system AC graces the meals/living area, alongside gas ducted heating throughout, providing additional comfort and creating the ideal space to unwind or entertain. Downstairs is completed by a spacious laundry, bathroom, and an intimate private courtyard, perfectly located for soaking up the morning sun. The thoughtful layout extends to the upper level, where both bedrooms boast floorboards and built-in robes. The master bedroom is a haven of luxury, with an additional walk-in robe, split system AC, and a private undercover balcony with views towards the Dandenongs. The second bedroom includes ducted heating and is catered to by the central stylish bathroom, with floor-to-ceiling tiles and a separate toilet. Additional features include a north-facing outdoor deck, ideal for entertaining or relaxing, and a convenient double garage with off-street entry. Location-wise, you're only a short stroll from the thriving hub of Burgundy Street, where shops, cafes, restaurants and all the conveniences of modern life are within easy reach. Nature lovers are well served by easy access to both the sprawling Rosanna Parklands and the parks and trails of the Yarra River, while commuting is a breeze from nearby Heidelberg Station, where express trains whisk you into the CBD within twenty minutes. Families will appreciate the proximity to esteemed schools such as Heidelberg Primary, Our Lady of Mercy College, Banyule Primary, Viewbank Primary, and Viewbank College. Additionally, La Trobe University, Northland Shopping Centre, the Austin/Mercy hospital precinct, and the dining hubs of Ivanhoe and High St are only moments away. This modern townhouse is not just a home, but an opportunity to embrace a vibrant lifestyle where convenience, comfort, and style intertwine seamlessly.