

**207 Cape St, Heidelberg, VIC, 3084**



**House For Sale**

Tuesday, 1 October 2024

207 Cape St, Heidelberg, VIC, 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Modernist Allure, Contemporary Living

Superbly located surrounded by blue-ribbon amenities for a perfect family lifestyle, this respectfully reimaged Mid-Century domain showcases refined style and sophistication presented in immaculate order for contemporary living with coveted convenience just a short stroll between Rosanna Village, train station, recreational parklands and vibrant Burgundy Street.

Originally designed by renowned architect John McNabb, the highly functional single level floorplan has been extended and renovated with an emphasis on efficiency, celebrating the allure of modernist aesthetic by exemplifying principles of harmonious indoor-outdoor connection and natural light cumulating in a sublime family sanctuary.

The private façade introduces an immediately welcoming skylit entry revealing an open plan pavilion-style layout nestled between lush manicured courtyards framed by floor to ceiling expanses of glass, extending to north and south gardens allowing seamless transitions and cross ventilation. Set beneath a lofty raked ceiling highlighted by celestial windows, the sleek kitchen is poised for culinary enjoyment equipped with a Miele oven and integrated fridge, anchored by a stone island breakfast bench serving to the living and dining exuding a relaxed ambience for family time or entertaining. Heated floors and a gas log fireplace cater for the winter evenings, whilst the north courtyard invites alfresco occasions under a spectacular wisteria clad pergola in the warmer months.

A wing of junior accommodation comprises of two sizable robed bedrooms flanking the central bathroom and powder room. Boasting impressive dimensions, the grand primary suite is set to the front of the home complete with a sumptuous ensuite, accompanied by the generous formal lounge and study fitted with bespoke joinery. Further complements include a full size laundry, lock up garage with storage/workshop space, and carport parking for three vehicles. Thoughtfully designed and constructed with passive solar values and thermal performance along with considered inclusions for sustainability and efficiency throughout with zoned split system heating/cooling, double glazing, motorised skylights/upper windows and blinds to create a serene and luxurious year round oasis.

Enviably positioned with lifestyle advantages in a family favoured locale primed for capital appreciation with easy access to transport and arterials including the North East Link currently underway, walk to Rosanna Village trains, boutiques and cafes, Burgundy Street grocers, retail and eateries, Austin Hospital medical precinct, selection of sought-after schools (zoned to Viewbank College) Di Winton Reserve and tranquil Yarra Parklands.