

**208 Cape Street, Heidelberg, VIC, 3084**



**House For Sale**

Saturday, 14 September 2024

208 Cape Street, Heidelberg, VIC, 3084

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## College-Zoned Convenience On A Garden Focused Allotment

Set in striking garden surrounds that create a serene setting, this impressive home delivers the perfect option for buyers seeking easy living, classic style, contemporary comforts, and a convenient location.

Diagonally opposite the open spaces of De Winton Park, Rosanna Village and station are a short walk away, and the varied delights of Heidelberg's Burgundy Street along with OLMC, the Austin Precinct and Heidelberg station are within a relaxed stroll. Zoning to Viewbank College and Heidelberg Primary is a welcome bonus.

Light filled and graced with a garden outlook, the expansive interior is anchored by the open-plan living area. Integrating a kitchen showcasing waterfall bench tops over soft-close cabinetry that wraps around a 600 mm stainless steel cooker, it delivers an exceptional precinct for living, dining and entertaining. Thoughtfully laid out, both bedrooms enjoy the convenience of ensuites and the peace and privacy of being zoned at either end of the living area.

Integrated under the house is a generous storage space/workshop and a versatile teen retreat, games room, studio, or home office (depending on your needs). An extensive covered space under the entertainer's deck delivers further storage solutions!

The generous dimensions of the expansive 682m<sup>2</sup> landscaped (approx.) wrap around garden offers a variety of paved and decked alfresco areas. Sunny and shady and enjoying an evergreen, low-maintenance backdrop, they are ideal for relaxed entertaining all year round.

Complementing plenty of open and under-cover parking accessed through the remote gate on Cape Street, is further gated parking, opening from St James Road.

New carpet and laminate timber floors, marble vanity to the ensuite in the main bedroom, multiple split system units, NBN connection and fences all-around increase the immediate appeal.