

**63 Heidelberg Road, Clifton Hill, Vic 3068**



**House For Sale**

Wednesday, 3 July 2024

63 Heidelberg Road, Clifton Hill, Vic 3068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lee Muddle  
0449130331



Angus Greene  
0403749828

**\$980,000 - \$1,050,000**

Deep front garden, a spacious rear courtyard and dual frontage to Rose Street frame the superb 2 bedroom plus study setting of this wide single-level terrace with secure off-street parking. Conveniently located opposite Merri Creek trail parkland and just minutes into the city, this attractive Victorian on an extra-deep block with excellent rear access presents an inviting lifestyle opportunity on the edge of the Clifton Hill village. Modernized for comfort with marvellous period appeal and further potential to stylishly improve and expand, a flexible interior with high heritage ceilings, polished floorboards and ducted central heating is superbly introduced by a double-arched hallway. Impressive accommodation is launched by 2 classic bedrooms adorned with decorative open fireplaces before a generous 3rd room offering desirable versatility as a separate study/home office. Further is a fireside open-planned living and dining room flowing seamlessly through to a well-appointed modern kitchen with an island bench and an immaculate bathroom including laundry facilities. A large paved courtyard that's secluded at the rear combines roller door access for parking directly from Rose Street and enticing scope for an architect-designed extension or separate studio/garage in a landscaped garden setting (STCA). Offered for the first time in over 35-years, this impeccably presented residence on an oversized allotment is ideally situated close to village cafes, Queens Parade shops, Clifton Hill train station, city-bound trams, nature trails, parkland and a selection of quality schools.