

**68 Southern Rd, Heidelberg Heights, VIC, 3081**

**Nelson Alexander**

**House For Sale**

Sunday, 1 September 2024

68 Southern Rd, Heidelberg Heights, VIC, 3081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## **Future home buyers, builders and developers rejoice!**

A sensational opportunity awaits with this spacious four bedroom, two bathroom home offering immediate family comfort alongside the ability to take full advantage of the approved plans and permits for three double-garaged townhouses.

Boasting a sizeable 677m<sup>2</sup> (approx.) block, the flowing floorplan is flooded with natural sunlight and appeals to easy living. A roomy front lounge provides a space to relax, while the stone-bench kitchen is fully-equipped in quality stainless-steel freestanding gas cooktop/electric oven, dishwasher, breakfast bar, pendant lighting, walk-in pantry and great use of cabinetry. The versatile meals/family domain makes home entertaining a breeze as it leads to the deep grassy backyard enjoying a sunny northerly aspect.

Restful bedrooms deliver privacy and accompany the tiled central bathroom. The master chamber enjoys a walk-in-robe and complementary ensuite. Highlighted by hardwood floors, heating/cooling split system, internal laundry, two storage sheds and generous driveway off-street-parking.

Providing a vibrant lifestyle with exciting possibilities to personalise or develop; it's positioned less than 25 minutes to Melbourne's iconic CBD making the commute a calm one. It's also set within a family-friendly street surrounded by popular schools, leafy parkland including the lush surrounds of the Yarra River, Ivanhoe Village, Rosanna Station, supermarkets, Northland access, Austin Hospital and convenient motorways.