

4/36 St Hellier Street, Heidelberg Heights, VIC, 3081 **Nelson Alexander**

Townhouse For Sale

Sunday, 1 September 2024

4/36 St Hellier Street, Heidelberg Heights, VIC, 3081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Expressions of Interest Closing Monday 16th September at 5pm (Unless Sold Prior)

Premium Townhouse In A Prestigious Pocket

Enjoy smart, sophisticated and stylish living in this state of the art townhouse, quietly nestled in the private rear position of this beautifully designed block. Set within moments of essential amenities in sought-after Heidelberg Heights, there's no finer opportunity to nest or invest than this contemporary gem!

Engineered Oak flooring and neutral tones create a stunning modern décor, first flowing through the inviting front lounge for a wonderful sitting room to welcome guests. Ahead is the casual living/dining area serviced by a split system unit, and complemented by the gorgeous designer kitchen with high-end Bosch appliances, matte black fixtures and a stone waterfall island.

The large downstairs bedroom serves easily as a main suite or formal study with split system unit, built-in robes and a sparkling private ensuite. Upstairs features a comfortable lounge with charming front balcony, branching off into the double-size second bedroom with built-in robe and split system, the third bedroom with built-in robe and the fourth bedroom/study.

Serving upstairs is a fabulous central bathroom with frameless shower, soaker tub and floating stone-top vanity. Downstairs is serviced by a guest powder room and separate laundry, while further highlights include a security alarm system, under stairs storage space and ceiling fans throughout the home.

Entertain guests on the undercover patio tucked away privately behind the home, freely adjoining the low-maintenance garden complete with storage shed, water tank and gated side access. Parking is provided in the remote-control double garage, which also offers internal access to the home.

Stroll to Sunnyside café or the peaceful parkland of James Reserve, with just minutes to boutiques, eateries and ALDI at nearby Bell St Mall. Travel into central Heidelberg for shops, cafés and major supermarkets, as well as the Austin/Mercy Hospital medical precinct and city trains via Heidelberg Station.

You're zoned for Charles La Trobe P-12 College and close to further esteemed public/private schools, Melbourne Polytechnic (Heidelberg) and La Trobe University. Also nearby are trendy Ivanhoe shops/restaurants, friendly Rosanna Village, Northland Shopping Centre, Yarra golfing/cycling and easy M3 entry.