

**15/459 Waterdale Road, Heidelberg West, Vic 3081**

**Nelson Alexander**

## Unit For Sale

Saturday, 29 June 2024

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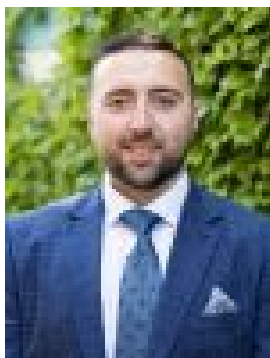
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Unit



Ivan Sulfaro  
0394902900

## Private Sale \$479,000

Beautifully refreshed and bursting with charm, this low-maintenance unit is a prime opportunity to nest or invest in Heidelberg West! Claim the private rear position in a secure and quiet complex - perfect for first home buyers, retirees or downsizers seeking easy living close to shops, schools and parkland. Timber floors shine throughout this comfortable home, first flowing through L-shaped lounge and dining zones serviced by split system heating and cooling. The separate kitchen offers ample cabinetry, tiled splashbacks and a stylish timber benchtop, plus handy access to the laundry tucked away at the rear. Both large bedrooms enjoy timber floors and split system units, with main also featuring wide built-in robes. A lovely central bathroom serves the home with bath and shower, separate WC and plenty of linen storage out in the hall. Rare for the typical unit is the spacious brick courtyard, privately nestled at the rear of the home for easy outdoor dining and entertaining! The tidy side garden is ideal for the kids to play, while parking is provided in the single carport with gated rear access and additional driveway space. Stroll to the parkland, playground and sporting facilities of Malahang Reserve, or mere moments to St Pius X Primary, Melbourne Polytechnic (Heidelberg) and the shops and cafés of Bell St Mall. Northland Shopping Centre is just minutes down the road for major retailers, supermarkets and so much more. Buses travel to friendly Rosanna Village for further shops and cafes, plus trains heading straight to the CBD. Also within minutes are La Trobe University, Austin/Mercy Hospital, the Darebin Creek Trail, prized Yarra River golfing/parkland, trendy Ivanhoe restaurants and easy freeway access.