

**V405/4 Villa Street, Heidelberg, Vic 3084**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 30 May 2024

V405/4 Villa Street, Heidelberg, Vic 3084

**Bedrooms: 2**

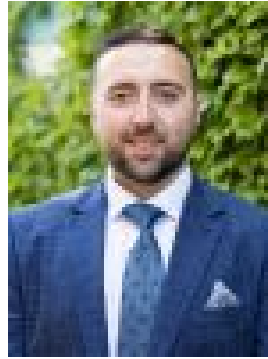
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

## **Private Sale \$559,000**

Perched atop the cutting edge Villa & Forge complex in the heart of highly in-demand Heidelberg, this enviable apartment boasts an enticing lifestyle between bustling Burgundy Street, prized amenities and tranquil Yarra trails. Spacious open plan living and dining flaunts gorgeous timber flooring, flowing into the immaculate designer kitchen with stone benchtop, sleek storage and high-end Miele stainless steel appliances. Step out to the wide undercover balcony for alfresco dining with beautiful parkland views! Both carpeted bedrooms feature mirrored built-in robes, with ensuite to the main and a two-way central bathroom each with stylish floor-to-ceiling tiling and stunning finishes. Further highlights include ducted heating and cooling, Euro laundry, video intercom, secure car space and lock-up storage cage. Stroll mere footsteps to Coles, ALDI and Woolworths, plus lovely local shops, grocers, cafés, restaurants and more throughout central Heidelberg. It's a ten-minute walk to the Austin/Mercy Hospital medical precinct, as well as Heidelberg Station for effortless transport into the CBD. The sprawling Warringal Parklands start right at your doorstep for Heidelberg Park, sporting clubs and refreshing walking or cycling along the Main Yarra Trail. Walk to Heidelberg Primary and Our Lady of Mercy College, with easy travel to esteemed Ivanhoe Grammar and coveted Viewbank College.