

**8/63-65 Brown Street, Heidelberg, Vic 3084**



**Villa For Sale**

Thursday, 11 July 2024

8/63-65 Brown Street, Heidelberg, Vic 3084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Luke Brizzi  
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**\$820,000 - \$870,000**

In an elevated position minutes from Burgundy Street shops, the hospital precinct, transport and Warringal parkland, this updated, immaculate, light-filled villa is a perfect first home, downsizing opportunity or investment. - This large unit with its own private entrance opens effortlessly into a spacious living/dining room - A well-equipped kitchen with gas cooktop breakfast bar - Three double bedrooms two with BIRs, main with ensuite - Full sized family bathroom and separate laundry - Sliding doors from the living/dining zones open to an undercover patio that steps down to a large sunny courtyard - This appealing home in a well-maintained development includes an internal-entry garage and off-street parking for a second car and features generous storage, ducted heating and split-system air conditioning. - Stroll right from your doorstep to Burgundy Street's fantastic cafes and dining, the Austin/Mercy Hospital medical precinct, the shops and supermarkets of Warringal Shopping Centre and Heidelberg Station for effortless bus or train transport to Northland Shopping Centre and the CBD (just 11km away). The tranquil Warringal Parklands offer playgrounds, sportsgrounds and trails along the scenic Yarra River, while highly esteemed schools are mere minutes away including Heidelberg Primary, Our Lady of Mercy College, Charles La Trobe P-12 College, Viewbank College and a short drive to La Trobe University.