Gibson Land
Collins Square Tower 5Level 23, 727 Collins Street,
Docklands VIC 3008

301/40 Burgundy St, Heidelberg, VIC 3084

Sold - $640,000

Apartment 2 2 2









Modern 2-Bedroom Apartment with Study & Double Carpark in th

Perfect for investment and owner-occupy.

Level 3, Unit 301, 2 bed 2 bath plus study 2 carpark, Int: 90sqm, Balcony: 8sqm, Total: 98sqm

Open for Inspection

By Appointment.

Perfectly positioned on Level 3 of a contemporary complex, this spacious and light-filled apartment offers a superb combination of comfort, convenience, and investment security — just steps from Heidelberg's vibrant Burgundy Street precinct.

Comprising two generous bedrooms (master with ensuite), a dedicated study, and two modern bathrooms, the home delivers 90sqm of stylish interior living plus an 8sqm private balcony. The open-plan layout features a well-appointed kitchen with quality appliances, stone benchtops, and ample storage, seamlessly connecting to the living and dining area.

With two secure car parks and a long-term lease in place at $690 per week (expiring 15 January 2027), this property represents an ideal opportunity for investors seeking a low-maintenance, high-demand rental in one of Melbourne's key medical and education hubs.

Property highlights:
- Two bedrooms, two bathrooms plus study area
- Two secure car spaces
- Internal: 90 sqm | Balcony: 8 sqm | Total: 98 sqm
- Currently leased at $690/week (unfurnished) until 15 Jan 2027
- Modern kitchen with stainless-steel appliances and stone finishes
- Open-plan living leading to a private balcony
- 1 x Split-system heating and cooling
- Secure building with lift access and intercom

Outgoings (approximate):
- Owners Corporation fees: $6,800 p.a.
- Council rates: $1,098 p.a.
- Water rates: $185 per quarter

Listed By

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.