




301/40 Burgundy St, Heidelberg, VIC 3084

\$630,000 to \$650,000

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

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

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Open for Inspection

By Appointment.