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

310/40 Burgundy St, Heidelberg, VIC 3084

$490,000 to $525,000

Apartment 1 1 2









With secure lease until June 2027

*** The sale is subject to tenancy. Currently leased at $550/week (unfurnished) until 29 June 2027.***

Open for Inspection

By Appointment.

This is the one buyers have been waiting for. Positioned in the heart of Heidelberg's tightly held Burgundy Street precinct, this exceptionally spacious 1-bedroom + study apartment delivers the perfect blend of size, flexibility, and premium convenience—making it an outstanding opportunity for both owner-occupiers and investors.

Boasting a generous 79sqm of internal living plus a 9sqm balcony, the apartment stands out with its expansive open-plan living and dining area, seamlessly connecting to a full-width balcony ideal for entertaining or unwinding. The large separate study zone offers true versatility—perfect as a home office, second living space, or potential guest area.

The modern kitchen is well-equipped with ample bench space and storage, while the well-proportioned bedroom includes built-in robes for practical everyday living. A central bathroom with integrated laundry further enhances functionality.

What truly elevates this property above the rest is the rare inclusion of TWO side-by-side secure car parks plus a storage cage—a highly sought-after feature that adds significant value and long-term appeal.

Set within walking distance to Burgundy Street's cafes, restaurants, supermarkets, Austin Hospital, Heidelberg Train Station, and parklands, this is a lifestyle location that continues to perform.

Feature Highlights
- Oversized 79sqm internal + 9sqm balcony
- Flexible 1 bedroom + large study layout
- Expansive open-plan living and dining
- Full-width entertainer's balcony
- Modern kitchen with ample storage and bench space
- Spacious bedroom with built-in robes
- Central bathroom with integrated laundry
- 2 side-by-side secure car parks (rare offering)

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.