




**401/40 Burgundy St, Heidelberg, VIC 3084****Sold - \$645,000**Apartment 2  2  2 **Spacious 2 bed 2 bath plus study 2 carpark, level 4**

- Spacious 2 bedrooms + separate study area, 2 bathrooms and 2 secure car parks
- Located on Level 4 with north-facing aspect and great natural light
- Generous internal area: 90sqm + balcony: 8sqm
- Light-filled open-plan living & dining area
- Sleek kitchen with stone benchtop & quality appliances
- Private balcony perfect for relaxing or entertaining
- European laundry and ample in-built storage
- Secure building with intercom access and lift

Sale subject to tenancy.

- Currently leased at \$670 per week (\$2,911/month)
- Lease expiry: 1 March 2026 (sale is subject to tenancy)

Excellent high-yield investment in a sought-after location

Outgoings:-

- OC fee: \$5,000 p.a.
- Council fee: \$1,098 p.a.
- Water rates: \$185 per quarter

Austin Hospital and Mercy Hospital - 800m  
 Warringal Shopping Centre - 95m  
 Heidelberg Railway Station - 1.4km  
 La Trobe University (Bundoora Campus) - 5km  
 Ivanhoe Grammar School - 3.9km  
 Our Lady of Mercy College - 500m  
 Heidelberg Primary School - 350m  
 Viewbank College - 3.5km

**Listed By**

Abby Loh

Mandy Loh

Mobile: 0498 259 267

Mobile: 0412 385 936

**Open for Inspection**

By Appointment.