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

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

Open for Inspection

By Appointment.

Listed By

Abby Loh

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Mandy Loh

Mobile: 0412 385 936

Listing Number: 3494339

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.