

**25 James Street, Heidelberg Heights, VIC, 3081**

**House For Sale**

Wednesday, 20 November 2024



25 James Street, Heidelberg Heights, VIC, 3081

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Size, Scope & Bonus Options Overlooking The Park**

Parkland views, northerly orientation and exceptional potential on a 692m<sup>2</sup> allotment (approx) create enormous possibilities for this comfortable three bedroom home where separately or combined with neighbouring 21 James Street (sold separately) presents a landmark opportunity opposite James Reserve.

A huge rear garden with an undercover alfresco area along with driveway off-street parking enhance the size and scope of this attractive property that offers perfect prospects to renovate and extend, rebuild or redevelop, made even more amazing by the option to significantly broaden the horizon by purchasing the adjoining corner land (STCA).

Defined by mid-century character in a light-filled setting, this well-presented red brick home is a semi-detached oasis with uninterrupted views of the park. On polished hardwood floorboards it extends from a sizable living room with split-system heating/cooling to three generous bedrooms and a central bathroom. Further is a spacious kitchen and meals area, a full laundry and separate toilet before opening right out to an expansive garden setting.

Desirably situated by the Ivanhoe border in a quiet and leafy, south-side pocket of Heidelberg Heights, this delightful home is primed and ready for future success as a stylishly-enhanced or new family sanctuary, or a first-class multi-dwelling redevelopment on a combined 1519m<sup>2</sup> landholding.

Savouring peaceful vistas of James Reserve that will never be built out, this unparalleled opening with all of its outstanding possibilities is enviably located close to the vibrant Burgundy Street precinct and the Austin Hospital, boutique Ivanhoe shopping, a selection of schools, buses and Heidelberg train station.  
Miles Real Estate.