

**SOLD**

## SOLD! QUALITY, SPACE & STYLE IN SUPERB LOCATION!

SOLD!

Ladies and gentlemen, we are pleased to present to you this superior quality home in the heart of Moorooka.

Situated on a 405m<sup>2</sup> block in a quiet location, this well designed and beautifully presented family residence is perfect for discerning buyers who have an eye for quality.

Enjoying a convenient location in a highly sought-after area, this contemporary residence combines elegance and space with a functional layout.

The home features 2.7m ceilings on the lower level and 2.55m ceilings upstairs, contributing to the sense of light, openness and space.

There is ducted air-conditioning throughout, ceiling fans, LED lighting, and an 8kw solar power array on the roof to help keep electricity costs down.

The home includes four sizeable bedrooms, including a large main bedroom with ensuite, walk-in wardrobe and a private balcony / deck area.

Views of the city skyline are available from the two rear bedrooms, and the location is elevated and captures fresh breezes year-round.

There are two beautifully renovated bathrooms upstairs (including the ensuite) as well as an additional powder room downstairs.

Spanning two levels, the home's living areas consist of four separate zones, with a large rumpus area upstairs, plus a media space, dining room and lounge-family area downstairs.

The kitchen is beautifully appointed, with a large central island bench, 40mm stone bench tops, 900mm wide oven and cooktop, a second oven and a dishwasher.

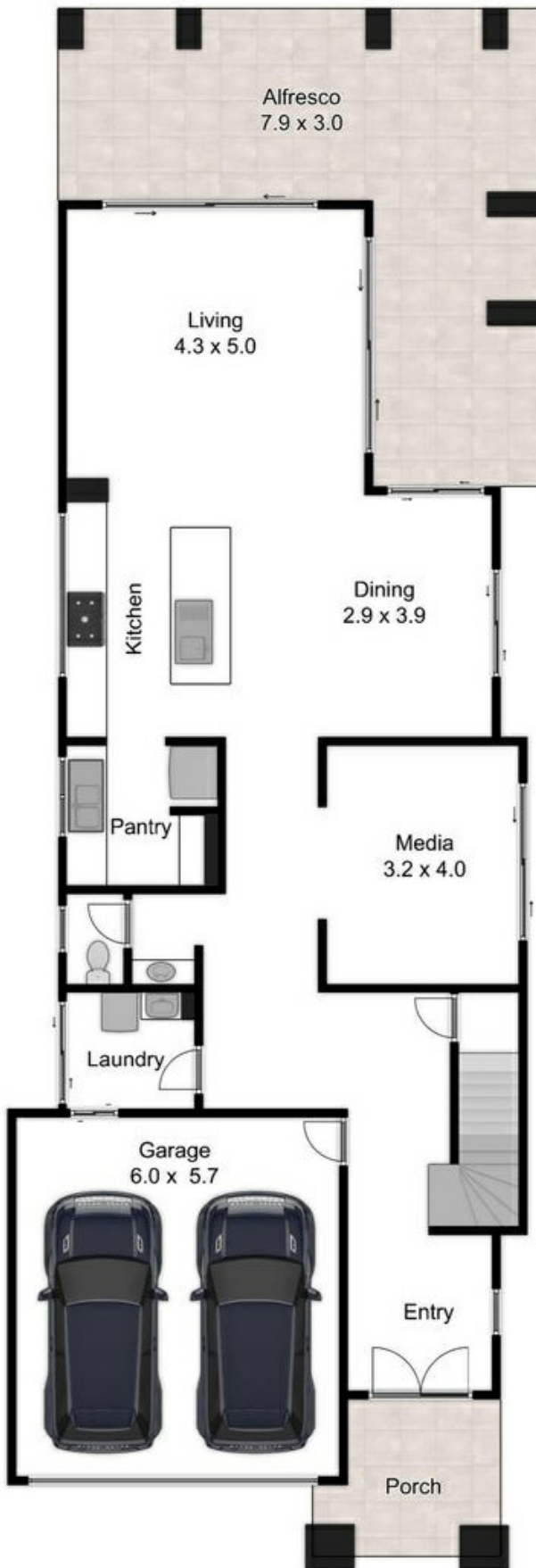
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,550,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

54 Heals Street, Melbourne

Internal : 280 sqm  
 External : 53 sqm  
 Total Area : 333 sqm



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

