

Perfect Time, Perfect Property!



## For Sale

40 Burgundy Street, Heidelberg VIC 3084

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Contact Agent

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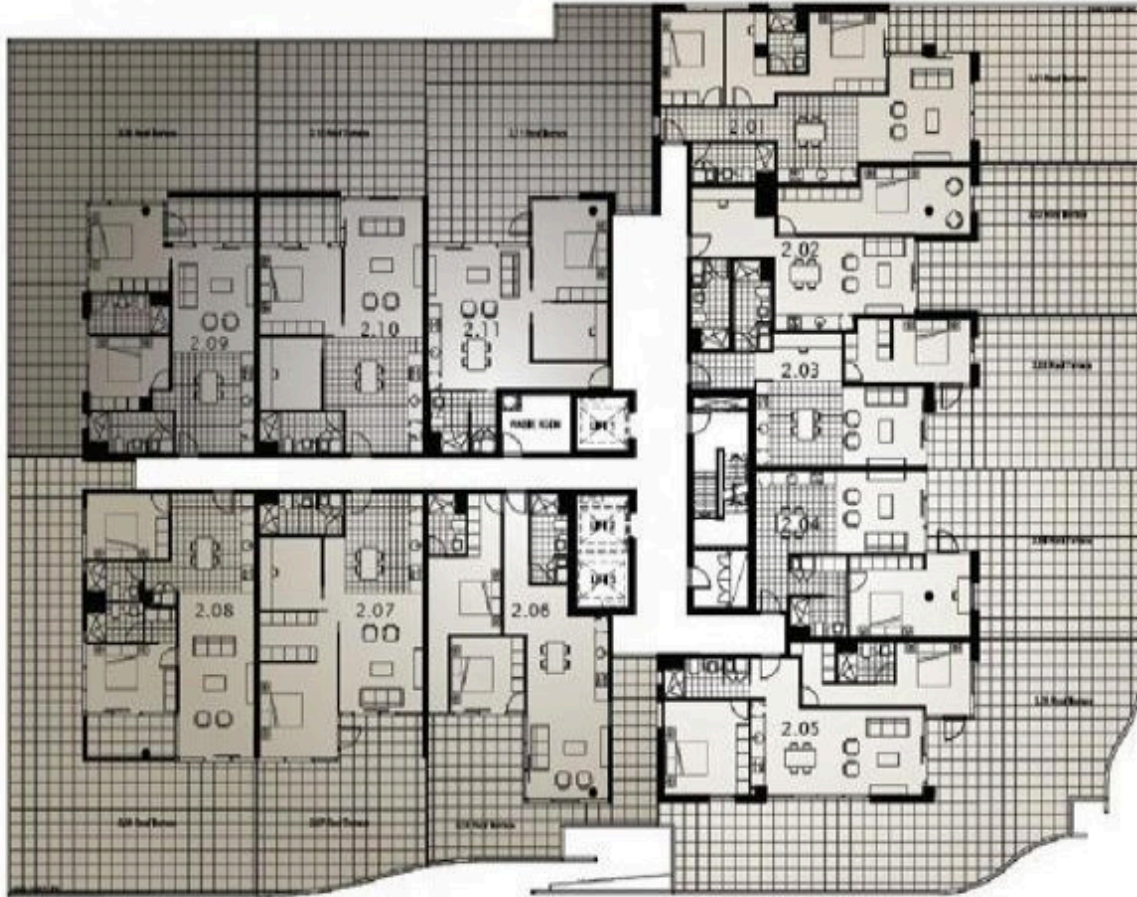
Situated right in the hub of Heidelberg on the Corner of Burgundy Street and Rosanna Road, with buses running along Rosanna Road, Heidelberg Station only a 5 minute walk and Heidelberg being located only 12 kilometers from the Melbourne CBD, this magnificent development will suit both an owner/occupier or the astute investor.

Forty rises opposite Heidelberg Park offering four levels of state-of-the-art apartments varying from 2 bedrooms and study through to 1 bedroom all with basement parking. All ranging in size, style and outlook and many with huge terrace gardens.

Located at the heart of the Burgundy Street precinct, recently voted one of the top 10 local shopping strips in Melbourne, Burgundy Street offers great shops, with cafes, restaurants and fine food outlets, with parkland, the Yarra, shopping, cafes, train station and major hospitals including the Austin Repatriation Medical Centre (incorporated the Austin Hospital and Mercy Hospital) and the Warringal Hospital (the origi...



## LEVEL TWO OVERALL FLOOR PLAN



### Level 2 Residential Apartments

Apartment	Area	Ter.	T.Area	Type
2.01	106	65	171	2 Bed+ Study
2.02	75	63	138	1 Bed + Study
2.03	71	63	134	1 Bed + Study
2.04	69	69	138	1 Bed
2.05	96	132	228	2 Bed
2.06	94	53	147	2 Bed
2.07	87	52	139	1 Bed + Study
2.08	90	131	221	2 Bed
2.09	85	135	220	2 Bed
2.10	83	61	146	1 Bed + Study
2.11	76	93	169	1 Bed + Study

### APARTMENT THEMES LEGEND

- LEAFY
- ARTY
- INDUSTRY

DNR BURGUNDY STREET & ROSMARA ROAD REDEVELOPMENT



## LEVEL THREE OVERALL FLOOR PLAN



### Level 3 Residential Apartments

Apartment	Area	Bal.	T.Area	Type
3.01	105	10	115	2 Bed+ Study
3.02	76	6	82	1 Bed + Study
3.03	73	7	80	1 Bed + Study
3.04	69	11	80	1 Bed
3.05	95	9	104	2 Bed
3.06	93	12	105	2 Bed
3.07	87	7	94	1 Bed + Study
3.08	90	7	97	2 Bed
3.09	85	9	94	2 Bed
3.10	83	8	91	1 Bed + Study
3.11	75	10	85	1 Bed + Study

### APARTMENT THEMES LEGEND

- LEAFY
- ARTY
- INDUSTRY

BURGUNDY STREET REDEVELOPMENT



## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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