

131 Whelans Rd, HEALESVILLE VIC 3777 20872202}

This Property is truly unique. The land on Title is 40 Acres with a further 10 Acres on a life time lease. As you open the front door on the bottom floor you are greeted with a very modern entrance with beautiful polished floors which you access two Bedrooms, a good sized bathroom complete with a claw Bath. In the hallway there is this amazing staircase which was discovered at the Maryborough Foundry and was used as a fire escape. Making your way upstairs you reach the top floor which has open plan living, commercial Bamboo Floors throughout, comprising of a Kitchen, Dining and lounge with beautiful Timber framed Doors which open up onto the balcony making the most of the magnificent views to the surrounding hills and farmland. Sustainable Living, describes a lifestyle that attempts to reduce an individual's or society's use of the Earth's natural resources, and ones personal resources.

1/ Environmental footprint. The Vendor chose to build a double storey as the footprint is smaller, so a smaller slab is needed meaning less concrete and less excavation for the site. This also has allowed maximum capture of the views.

2/ Ecological rating. Choosing a concrete slab allows for cooling in the spring, Summer and Autumn. Hot water in these Seasons are heated by a solar system. In the winter the water is heated through a wet back from the fireplace.

3/ Electricity. The property is off the grid, which means it is made from the sun and stored in 12 Batteries. This system was installed in 2012. There is also back up generator. 4/ Thermal store. A concrete wall which was installed through the centre of house stores heat from the solid fuel fire which is installed on the ground floor, keeping the house warm long after the fire is out. 5/ Cooling, the ground floor stays beautifully cool from the concrete slab, the upstairs has been

cleverly designed to be opened up. The Windows are placed in such a way as to draw cross ventilation, so with all Windows open there is a lovely cool breeze, in the same way a traditional Queenslander house works. 6/ Worm Farm Septic. There is an A & A Worm Farm septic. All plumbing from the house empties into this, as does any food scraps. 7/ Fire safety, the house has a flat roof with no intersecting roof pitches, so no sparking embers don't have a chance to get caught underneath the Roof. The house is clad in Hebel panels, which is aerated concrete, meaning the walls are very fireproof. The windows are double glazed and they are made from sustainable sauced Merbau which has an extremely high fire rating due to its density (same with the decking). The Decks uprights are ex marine timbers.

17/322 Don Road, HEALESVILLE VIC 3777 20322318}

The "Healesville Haven" is a gated community, comprising of approximately six acres of beautiful park land. There is an outside pool, with Barbeque facilities and also a children's playground, which can be used by all residents and their families. This two bedroom unit is just over four years old and specifically built for the owner. The unit features: entrance hall, two good sized bedrooms, separate bathroom, open plan living, which encompasses living, Dining and Modern Kitchen. All quality fixtures and fittings throughout. There is also outside blinds which are electronically operated from inside. This unit is light and bright and looks out onto the mountains of Healesville. There is also a front covered in deck area.

69 Newgrove Road, HEALESVILLE VIC 3777 20273005}

“Now”, is the right time for investment. This property ticks all the boxes. Block size 1030m².

All main services are connected to the Property. Location perfect, with fabulous north facing views. The lucky purchaser may decide to build their dream home, or may develop this site into a two lot subdivision (STCA), capitalising on the site's full potential. Existing, is an older two bedroom weatherboard home, that with work, could be tenanted, while one develops this property.