

## **5 Nicholls Road, CHUM CREEK VIC 3777 L32896683}**

What a great place to start your real estate journey, set on a 1380m<sup>2</sup> allotment just a few minutes out from Healesville's Main Street with school and public bus transport within a short walk.

- Services include power, gas, water and phone available
- The home is move in ready with a well-appointed all electric kitchen
- The living and dining space is open plan
- One bathroom which is complete with toilet, bath and shower
- Split system(s), wood heater and ceiling fans in all bedrooms
- Three bedrooms all with built in robes
- Floorboards throughout the home
- The rear yard is secure that includes a large rear deck, small sheds, chook shed and a veggie patch
- Double lock up garage fully lined with wood heater included

Inspect by appointment or at the scheduled open homes.

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## **13 Mulqueeny Lane, YEA VIC 3717 L32366364}**

Welcome to your dream home! Nestled in the serene and picturesque town of Yea, this beautifully designed 4 plus study bedroom residence offers the perfect blend of comfort, style, space and functionality.

Set on a generous 920 sqm block, surrounding by other

beautiful homes in a young prestigious estate, backing on the Yea Golf course, this property is ideal for families looking for space to grow and entertain.

With a fantastic large family in mind floorplan, this home is sure to impress.

#### Key Features:

##### – Kitchen:

The immaculate kitchen is spacious and modern with a large 40ml caesar stone island bench, glass splashback, gas hotplates and electric wall oven. Storage is to be envied with a walk in pantry and loads of cupboards and drawers making preparing and cooking a dream.

##### – Bedrooms:

4 spacious bedrooms, including a master suite with private ensuite including double basins, separate toilet ensuring comfort and privacy for the whole family.

All the bedrooms have walk in robes, providing more than ample storage.

##### – Bathrooms:

2 well-appointed bathrooms, family bathroom has a bathtub and provides access to the children's bedroom.

##### – Living Spaces:

Enjoy the luxury of multiple living areas, including a cozy rumpus room perfect for family movie nights or playtime.

##### – Study:

A dedicated study/lounge area provides the ideal workspace for remote work or homework.

##### – Outdoor Entertaining:

Step outside to a covered outdoor entertaining area, perfect for hosting gatherings with friends and family, all while enjoying the beautifully landscaped garden which backs onto the Yea Golf/racecourse, providing serene green surrounds all year round.

##### -Large Shed:

Fully powered 8x 9 Metre Shed with rear access, perfect for your caravan, boat, trailer, extra cars or entertaining in all weather.

– Secure Parking:

Double remote garage with internal access providing security and peace of mind.

– 24 Solar panels

Additional Highlights:

– Fully fenced yard with colorbond fencing for added privacy and security.

– Rear access to an impressive 8 x 9 metre shed, perfect for storage or a workshop.

– Split system air conditioning and heating for year-round comfort.

– Colorbond Roof

– Ceiling fans in all bedrooms

– Pet-friendly environment, making it a perfect home for your furry friends.

With its prime location, modern amenities, and spacious layout, 13 Mulqueeny Lane is more than just a house; it's a place to create lasting memories. Don't miss out on this incredible opportunity to own a piece of Yea's charm.

Contact us today to arrange a private viewing or I will see you at one of our scheduled open for inspections and experience all that this exceptional property has to offer!

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**14-18 Priestley Crescent,**

# MOUNT EVELYN VIC 3796 L21331078}

Have a large family or need room to spread out, this is the home for you.

Sitting proudly on over 3/4 acre of 3138m<sup>2</sup> lush land, this unique brick home will impress with five large bedrooms, three bathrooms, new impressive hostess kitchen with large Caesarstone island bench, room enough to entertain the masses.

Tesla Battery 10kw solar system with 37 solar panels, huge bill savings

Quiet and with views of picturesque green land, sit outside the covered deck after a long day, basking in the serenity.

Fabulous features include:

- Five bedrooms, master is large with spacious ensuite and spa bath
- Three bathrooms
- Separate stunning loungeroom with open fireplace
- Separate Dining Room
- Hostess new kitchen with loads of storage with quality appliances
- Quality fixtures, fittings and window furnishings throughout
- High ceilings and stately columns
- Stone gas log fireplace in kitchen meals area
- Family room with bar and cozy coonara wood heater
- Evaporative cooling and ducted heating
- Two Outside covered decks
- 3138m<sup>2</sup> allotment
- Wrap around front verandah
- Impressive entry and spacious hallway
- Downstairs separate living with bedroom and bathroom
- Established lawns with extensive landscaped gardens
- Tesla Battery 10kw solar system with 37 solar panels, huge

bill savings

- Remote two car garage with internal access
- Large workshop/office/mancave with plenty of storage
- Short drive to Yarra Valley market gardens and wineries
- Close to Mt Evelyn shops, cafes and warby trail.

Only your inspection will truly see the appreciation, style and uniqueness of this outstanding property

Call Deanna on 0491 145 176 to inspect privately

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## **34 Juliet Avenue, HEALESVILLE VIC 3777 L21884017}**

Located in a quiet part of Healesville on a sealed road with most services available, public and school bus right out front makes this property a must inspect for any growing family / trades people. The property is 5915m<sup>2</sup> fully fenced and secure for the kids and pets to roam safely with a small paddock at the rear of the property and established gardens offering privacy from the road and Neighbours. You will be in town within 5 minutes by car and for the keen walkers 20-25 minutes.

- Four bedrooms all with robes, modern well-appointed family bathroom
- The master bedroom offers a very large walk-in robe and ensuite
- Modern well-appointed kitchen with quality gas / electrical appliances with ample bench space and storage
- Large open plan living and dining rooms
- Quality floor coverings, fixtures and fittings throughout
- Natural gas ducted heating, reverse cycle split systems in

every room.

- Entertaining or relaxing is a breeze with large verandahs to three sides of the home and a generous open-air deck with spa at the rear.
- Car accommodation, workshop and storage is plentiful with the single carport out front and the large shed at the rear of the property. it also includes a well set up extra entertaining space, or work from home office area.
- Established mature gardens and lawn areas with a secure paddock to the very rear of the property ideal for any grazing animal, dog run or chicken free range area, plenty of options.

So, if you're a trades person with a growing family that wants a large family home with room to move then this is well worth an inspection.

Please NOTE: the property is currently tenanted so the scheduled open home would be best, or 24-48 hours' notice is required.

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## **9 Gibbs Road, HEALESVILLE VIC 3777 L21226222}**

If you're looking for a home that offers sensational spacious family living with everything you need from shedding to landscaping to location, then this property will be for you! The home is fitted out with quality fixtures and fittings, beautiful hardwood floors, quality carpets and window furnishings with gas hydronic heating, ceiling fans and reverse cycle split system.

- 4089m2 allotment fully fenced and landscaped
- Multiple living rooms

- The kitchen offers plenty of storage and bench space with gas / electric oven and dishwasher
- Large open plan meals and living room
- Four bedrooms plus home office
- Master bedrooms with loads of wardrobe storage space and ensuite
- Bedroom two has a large walk-in robe, bedroom three and four with built in robes
- Family bathroom includes a spa bath, separate toilet
- Laundry utility room is well appointed
- There is a separate storage room that can offer multiple uses of your choice
- Car, caravan and boat storage is exceptional, and all ticked off here
- The large garage has a toilet including a kitchenette and storage cupboards
- Both front and rear verandahs, of which are rather large allow for views of Mt Riddell and overlooking toward Healesville township
- The mature gardens and lawns offer privacy and security for the kids and family pets

Inspections will truly show the absolute quality that this property represents from inside to out, I'm sure you'll be impressed.