

# 7/269 Myers Creek Road, HEALESVILLE VIC 3777 L40248139}

This is the lifestyle you've been waiting for!

If you're looking for that property which offers complete privacy and space and you like to live amongst the native fauna and flora, then look no further. The property at, 7/269 Myers Creek rd. is approx 4.5klm from Healesville's township, so why living in the beautiful serenity, you're not that far from civilization at all.

The property is ideal for the adventurous family who have kids that love to explore, have room to run with a house that accommodates for a growing family.

Maybe you're looking for a getaway property to escape the suburban and city noise to wind down and re-charge or maybe looking to add to your short-term accommodation portfolio. The property is just over 10 acres, or 4.21 ha, services are, mains power, tank water, septic system plus bottled gas. The shedding is an open bay machinery shed with mechanics pit, plus a lock up workshop and storeroom on slab and powered.

□ The home is very spacious with four bedrooms plus a study or could be five bedrooms if desired.

□ The ground floor offers three bedrooms and a living space, a complete bathroom with separate toilet and a well-appointed laundry.

□ First floor is complete with Master bedroom and ensuite, office or fifth bedroom kitchen and living space. The views from the large windows in the master bedroom are breathtaking.

□ The beautifully appointed modern kitchen is so good, it can accommodate many people for entertaining around the island

bench. Quality appliances include, two ovens, dishwasher, electric and gas cook top, loads of storage, a huge walk-in pantry and a plumbed in fridge. It truly is the kitchen for the master chef to entertain family and friends.

□ The open plan living space allows for large gatherings and is climate controlled with wood heating and reverse cycle split systems which are throughout the home.

□ Outdoor entertaining on the large full-length deck is a breeze with the beautiful views, or you can sit down in the rotunda overlooking the yard cooking your favorite pizza in the pizza oven. There is also a well laid out water feature set amongst the fire pit area, there you have the best of both worlds whilst enjoying a few drinks.

□ For the keen gardener there is an outstanding raised vegetable garden and a greenhouse for year-round use, a mix of fruit trees plus a very secure chicken coop. There are many established mature deciduous trees plus a mix of native and cottage garden plants

This is an outstanding property for those ready now buyers that have been waiting for such a fantastic opportunity.

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## **12 Oakridge Rise, HEALESVILLE VIC 3777 L40248010}**

One with the lot!

Convenience, space, modern, low maintenance all packed into one quality property!

The property has all services available and sits on 544m2

allotment with a fully fenced rear yard. The home is just 18 months old with many quality features that will impress you on your inspection, it is perfect for a growing family, or retirees looking to downsize on land but keep that spacious home for extended family and friends to entertain.

- The kitchen is complete with quality gas and electric appliances, ample bench and storage space with the added bonus of a Butler's pantry, if you like to entertain and cook this kitchen is well equipped.
- The covered outdoor entertaining space takes in the beautiful mountain views.
- Four bedrooms plus a study if you need to work from home and three living spaces.
- Master bedroom with a walk-in robe and ensuite including electric indoor blinds
- All remaining bedrooms have storage robes
- Family bathroom, separate toilet
- Very well-appointed spacious laundry
- Refrigerated ducted heating and cooling, the system can be zoned.
- Absolute quality window furnishings, fixtures, fittings and floor covering throughout.
- Extended double garage with remote and internal access
- Ample storage throughout the home.
- Landscaped low maintenance gardens and paths

Walking into Healesville's Main Street is an easy stroll with access to all the eateries, breweries and public bus transport.

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# **116 Falls Road, MARYSVILLE VIC 3779 L39846423}**

Exquisite to say the least, its charming and packed full of absolute high-end fixtures and fittings with attention to detail all round. The vendor has left nothing to be desired which is a credit to them, for the executive buyer looking for that country get away or permanent residence, and to the keen investor looking for a short-term accommodation property they can use when desired.

The home is brand new never lived in, you can settle move in and enjoy the local mountain views, peace and quiet in the wonderful township of Marysville with so much to offer. There are many community groups to be involved with if you wish, the 18-hole golf course, fishing, bush walking, Lake Mountain skiing in season and many other outdoor activities. 30 minutes to Healesville, 30 minutes to Alexandra, 90 minutes into Melbourne CBD and International airport, the convenience is evident.

- Three very spacious bedrooms
- Two bathrooms with quality fixtures and fittings
- Utility / walk in pantry or storage room
- Open plan living and dining room with large windows opening onto the terrace
- The kitchen is set up for the master chef with quality appliances, ample storage and bench space
- Quality window furnishings and floor coverings
- Reverse cycle split system

The garage is on slab with power, plenty of storage / workshop space and for car accommodation. One half of the garage is fully lined and makes for a fourth overflow guest room, home gym or office space.

- There is plenty of on-site parking

- Extensive well designed and laid out landscaped gardens with a mix of deciduous, evergreen trees and native plants
- If you need to accommodate any dependents, building on the front of the property is definitely an option, or a subdivision STCA.
- If buying for short term accommodation, or for a family holiday retreat the vendor would be offering a fully furnished negotiation.

This truly is a masterpiece; from the moment you walk in you feel at ease and surrounded by absolute quality.

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## **32 Auburn Road, HEALESVILLE VIC 3777 L39960927}**

Move straight into this beautifully modern interior home, put your feet up and enjoy. Set on 1005m2 level low maintenance fully fenced allotment with all services available and conveniently located for easy access to the local schools, parks and public transport. Healesville offers a wide variety of services such as good medical facilities, kindergartens, day care, primary schools, secondary school and many sporting and community groups for the entire family.

- Three bedrooms
- Master bedroom with ensuite and walk in robe
- Open plan living room with reverse cycle split system, wood heating and ducted heating
- The kitchen offers plenty of storage and workable bench space with quality appliances
- Family bathroom
- Well appointed laundry

- Quality fixtures and fittings, window furnishings and floor coverings throughout
- Full length front verandah
- Double carport with easy access to the rear for vehicles

Inspections are sure to impress; hesitation only leads to disappointment so don't hesitate make contact today.

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## **22 Dowd Road, HEALESVILLE VIC 3777 L39845629}**

If complete privacy and tranquility are boxes, you need ticked then keep reading. Set on a 5036m<sup>2</sup> allotment with established landscaped mature gardens and abundance of bird life, with established orchard and vegetable garden plus local mountain views, this property truly is a piece of paradise just a few minutes' drive from Healesville's Main Street.

The current vendor built the home 20 years ago, and to her credit it is simply stunning with a very unique floor plan and design with quality building materials, fixtures and fittings throughout. With a mixture of rendered cladding, straw bale walls, internal feature logs, double glazed windows, curvature design and high ceilings it truly is a masterpiece.

The property is an ideal getaway / holiday home for those escaping the white city noise, or for those seeking a permanent residence to enjoy their retirement years.

- Two bedrooms and two bathrooms
- Master bedroom offers a private balcony overlooking the garden
- Solid timber kitchen with ample storage and stone bench tops

- Open plan living and dining space
- Beautifully appointed laundry
- Reverse cycle split system, fireplace and ceiling fans
- The summer house is for all season's usage for BBQ or soaking up the winter sun
- Double carport with easy access into the home, plus an attached verandah
- Services include, tank water, electricity, NBN, septic treatment system
- Garden shed and a sealed driveway

Inspections are sure to impress and are strictly by appointment for ready now qualified buyers.