295 Milners Road, LAUNCHING PLACE VIC 3139 L37439423}

If privacy and space are boxes you need ticked, then look no further, this property has that and more. Perfectly positioned between Yarra Junction and Launching place makes for easy access to both precincts for schools, shopping and public transportation. The home can accommodate a growing family comfortably with benefits of open spaces for those outdoor activities the family can enjoy together.

• 2.64ha or, 6.6 acres with a mixture of open paddock and natural bushland.
• The kitchen is well equipped with quality appliances with ample storage and bench space and is adjacent to the family meals space.
• If you like to spread out in the lounge room, this one offer’s that in spades.
• Four bedrooms, ensuite to master with built in robes to all
• Family bathroom, with a separate toilet
• The option for a retreat or a study / home office space
• Open fireplace in family room, wood fire in lounge room, ducted refrigerated heating and cooling.
• Solar system
• Now if you need a room for home theatre / entertaining, home studio, work from home space or a fifth bedroom guest room, it’s right here.
• The spa / gym room is fully enclosed and can be opened up on those sunny days and fully locked up when not in use.
• Half basketball court
• Two dams
• Established mature gardens
• Over 100,000 L of tank water
• Chicken shed and run

Parking and shedding

• The meandering concrete driveway is a huge plus
• Carport at the house
• Four car lock up garage plus a storage roofed space attached
• Open bay machinery shed
• Drive through garage for those high caravans and boats needing storage
• Fully enclosed and secure small storage shed or children’s playhouse.
• Lots of on-site parking for machinery, friends and family

This is a real winner for anyone looking for a secure safe place to call home and raise their family in a very private setting.

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11 Rutter Avenue, HEALESVILLE VIC 3777 L37262102}

OFFERS CLOSE THURSDAY THE 23RD @ 5PM

Charming 1940s Renovated Weatherboard Home with Modern Comforts, Garden Oasis 500m from town.
Nestled in a quiet, family-friendly street opposite the beloved Beechworth Bakery and the newly opened Zoncello restaurant and bar, just 500 m from Coles, walk to the RSL and local shops, this beautifully updated weatherboard residence offers the enchanting character of the 1940s (period moldings, fireplaces, character) with all the conveniences of contemporary living – all on a rare subdividable 1169m2 allotment

• Three generous bedrooms
• Two separate living areas, one with a study nook
• One beautifully appointed bathroom

• Two Separate outdoor entertaining areas – rear and front
• Ducted heating & air conditioning
• Two fireplaces, including a Nectre fireplace with bespoke hearth
• New double glazed, double hung sash windows
• Marble kitchen fitted with downdraft extractor
• A smart skylight solar panel (with auto-close when raining)
• Landscaped gardens with zoning for purpose (garden, lawn, entertaining)
• Fully planted veggie patch ideal for growers and foodies
• Three water tanks with total storage of 10,000 L – a sustainable bonus
• Solar panels to reduce energy costs
• Flat, usable 1169m2 allotment with views toward mountains and horse paddocks
• Subdivision potential

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3 Toora Crescent, BADGER CREEK VIC 3777 L4022163}

The location of this beautiful property is just a few minutes' drive to the Main Street of Healesville and a short walk to school and public transport as well as the Healesville sports and recreation complex. The approximate two acres is gently sloping to the front whilst the home sits prominent toward the rear boundary giving you total privacy. The presentation inside and out is simply stunning, and I am sure upon your inspection you will be impressed!

For those looking for that small rural country style property, this one is for you.

• Two acres or 8093m2, fully fenced with internal fencing for livestock, ideal for a horse or two.
• Beautifully landscaped low maintenance mature gardens with some vegetable boxes a mix of fruit trees and cottage gardens
• Country style kitchen with quality appliances, ample storage and workable bench space
• Inserted wood heater in red brick chimney in loungeroom, gas log fire in family room split systems and ceiling fans
• The loungeroom is perfect for those family gatherings and relaxation times in front of a fireplace.
• Open plan casual dining and family room overlooking the rear of the property
• For those dinner parties the dining room is very generously sized, can be fully enclosed or open.
• Three bedrooms in total, all with built in robes
• Small study space, second toilet / powder room
• One magnificent bathroom with heated slab and quality fixtures and fittings
• Beautiful, polished hardwood floors throughout, cathedral ceilings with fans
• Spacious workable laundry
• Concreted space next to the garage for caravan or boat storage
• Plenty of on-site parking
• Four separate verandah’s all under roof to take full advantage of the property’s serenity
• Detached two car garage / workshop with a solid mezzanine for extra storage space
• 9,000 litre water tank plus solar power on the shed
• Two weather boxes for livestock plus a chicken pen and run
• Open BBQ area with a place to sit around a fire and entertain

This property is absolutely beautiful and the vendors have created in my opinion a picturesque home set in a wonderful and very inviting location. If you are serious about wanting that small scale country style home then this must be on your

list to inspect.

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13 George Road, HEALESVILLE VIC 3777 L36389364}

Location is always the first box to tick, then space and privacy.

This property has all that plus a whole lot more.

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35 Don Road, HEALESVILLE VIC 3777 20672456}

Conveniently located opposite Queens Park, within a short walk to Healesville’s east end for easy access to public and school transport and all the cafe’s, restaurants and hotels of Healesville. This home has been built to last, built in the 70’s by a local builder at the time.

* 1114m2 allotment, fully fenced, all services available
* Four bedrooms all with built in robes, plus a separate study
* One bathroom and two toilets
* Well-appointed kitchen with ample storage and bench space, gas / electric cooking
* Dining adjacent to kitchen
* One large living room
* Ducted heating, reverse cycle split system
* Hardwood floors throughout

* Double carport, behind lockable gates
* Oversized single garage allowing for storage and workspace
* Garden storage shed
* Large garage in rear ideal for caravan or extra vehicle storage
* Low maintenance, mature gardens on an easy-care allotment

This is an outstanding opportunity, great location, fantastic home with plenty to offer any growing family.