45 Worlley Road, HODDLES CREEK VIC 3139 L28430096}

Welcome to 45 Worlley rd. Hoddles Creek, a fantastic opportunity for the horse enthusiast community, or anyone looking for that small acreage for a private peaceful lifestyle! The property has plenty to offer for all the family inside and outside, whether you're a car enthusiast, trades person, keen gardener or love to have your horses at home with your other domestic pets, there is room for all of that.

The home offers great internal living spaces and covered outdoor entertaining areas.
• 2.42ha or 6 acres of very usable space with zoned paddocks and laneway with good pasture and fencing, including a dam
• The home offers four bedrooms plus a study
• Master bedroom with ensuite and walk in robe
• All other bedrooms include built in robes
• Complete family bathroom, separate toilet
• The modern kitchen offers stone bench tops, ample storage with gas / electric cooking and dishwasher
• Large open plan family and dining space with wood fireplace and reverse cycle split system
• Totally separate lounge room with wood fireplace
• The well-appointed laundry acts as a butler's pantry
• The study is large enough for 2 people to work comfortably
• Plenty of storage throughout the home
• Quality floor coverings, fixtures and fittings and window furnishings
• The outdoor entertaining deck is just perfect for large gatherings

• Exterior
• Huge shed for float storage with open area for horse yard and wash, flowing through to tack and large storage and workshop space

• Another fully enclosed lock up garage / workshop on slab
• Machinery and feed storage shed
• Double carport at the house
• Plenty of parking for machinery, trailers, caravan, boat etc.
• Lots of water storage tanks

Inspections are sure to impress this wonderful opportunity you can secure today!

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89 Mt Riddell Road, HEALESVILLE VIC 3777 L27491286}

This property has great opportunities for any genuine buyer looking to expand their portfolio, or simply live on a spacious 2412m2 allotment.

• Having two titles = equity and opportunity to build or sell separately when you wish.
• The home offers very generous living spaces.
• Three bedrooms, master bedroom with ensuite and large wardrobe storage.
• Family bathroom and separate toilet.
• The blackwood timber kitchen has ample storage and bench space with gas / electric cooking and dishwasher.
• Heating and cooling in the way of gas heating, reverse cycle split systems and wood heating.
• Covered rear outdoor entertaining space, plus a rear open-air area with northerly views.
• Car accommodation is amazing with a double carport at the home, double carport attached to the double garage which has

hot and cold water and wood heater on slab.
• A very generous garden / storage shed with power on slab with a covered area for wood storage on slab.
• The separate demountable dwelling is just perfect for home office or studio or teenage living or whatever you desire.
• Plenty of room for storage of caravan, trailers and other toys.

Hesitation leads to disappointment, so why not inspect today!

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24 Hannover Road, BADGER CREEK VIC 3777 L23415671}

The family friendly street is conveniently located to Badger Creek primary school and kindergarten within a short walk to school and public transport. This property is perfectly suited to a growing family who love to entertain and need plenty of storage for vehicles such as trades equipment, caravan boats with two driveways including under cover secure parking.

• Offering four bedrooms plus a study, all bedrooms with built in robes, master bedroom with double robes
• Ensuite to master and a family bathroom with separate toilet
• Well-appointed kitchen with ample storage and bench space with quality appliances such as a free-standing gas/electric oven and dishwasher
• With multiple living spaces it allows the family to spread out, family room, lounge room, dining room and the very large covered outdoor entertaining deck with an electric commercial grade heater for all year-round use.
• Extended outdoor living with the fire pit area on the lawns and a shed which is ideal for BBQ space and storage

• The garage is perfect for a workshop and further storage
• Ducted heating, split systems, ceiling fans and the solar system allows for all year-round comforts.
• Quality fixtures and fittings throughout with hardwood floors
• Established mature low maintenance gardens from front to rear

A fantastic opportunity to purchase a wonderful spacious property.

79A Don Road, HEALESVILLE VIC 3777 L23063366}

Set on 4649m2 within a few minutes from Healesville's Main Street, schools and local parks is this completely recently renovated family home which has been done with attention to detail by a true craftsman with no expense spared. The home is set back behind other properties off Don rd. which allows for privacy whilst also feeling like semi-rural living with the small paddock at the rear of the property. The vendors have created a masterpiece that would make any growing family proud to call their home. Entertaining is a breeze on the large covered outdoor entertaining deck, car accommodation, workshop facilities and storage is plentiful, solar power, plenty of water storage tanks plus mains water allows for affordable living. The property is fully fenced and secure for your family pets and kids to play safely with low maintenance gardens and lawn areas.

Five bedrooms plus a study, three bathrooms
The master bedroom offers a magnificent ensuite with extra-

large shower, parent retreat, study and walk around robe, plus its own private balcony with local views.
The beautifully appointed kitchen allows for ample storage and bench space with quality gas and electrical appliances, fixtures and fittings
Open plan living and dining spaces
Quality fixtures fittings, window furnishings and floor coverings throughout the home
Modern cosmetics and colour scheme throughout the home Large covered outdoor entertaining decking with storage boxes
Natural gas ducted heating downstairs, refrigerated reverse cycle heating and cooling upstairs
Huge garage, workshop and storage facilities
10,000 gallons of tank water plus mains water, mains power, solar power, natural gas, NBN and sewage are all available
Local mountain views
Plenty of parking spaces outside of the shedding.

Inspections are sure to impress with this fantastic opportunity, a great place to call home, close to the Main Street, schools and public transport as well as local parks and sporting facilities.

1/11 Alexandra Road, RINGWOOD EAST VIC 3135 L24041421}

Nestled at the front of a spacious unit complex, this triple level home will delight with private and secure front entry, middle and rear courtyards, offering your own private sanctuary.

Immaculately presented, this brick 2 or 3 bedroom unit with

two spacious bathrooms and glorious free standing bathtub perfect for soaking those long days away, is ready for you to move in.

A modern, generous kitchen with Blanco dishwasher, Blanco electric cooktop and wall oven, and a long spacious benchtop perfect for the fussiest of cooks.

Light filled meals/living area flows out into your private fully fenced courtyard.

All your creature comforts have been catered for with 2 x split system cooling and heating, soft carpet in the loft bedroom/ study or extra family room and two other separate bedrooms with built in robes.

With loads of storage in the kitchen, laundry and bathrooms, only at an inspection will you appreciate all this fabulous unit has to offer.

Complete with Remote single car garage with extra car space and plenty of off-street parking.

Location is to be envied with only a short distance to the New up and coming Ringwood Station, trendy shops and cafes, Eastland Shopping Centre, Eastlink and many Primary and Secondary schools such as Ringwood High, Tintern Grammar just to name a few.

Awesome Features include:

• Unique Triple level design
• Generous neutral hostess kitchen with Blanco appliances
• Large modern bathroom with glorious bathtub
• Secure private entry
• 2/3 spacious living areas
• 2 x Split System A/C and heating
• Remote single garage with extra allocated carspace

Photo ID is required at all inspections.