16 Barton Avenue, MARYSVILLE VIC 3779 L10947540}

Californian Bungalow

This property demands an inspection for those that love a home full of characteristic features of yesteryear. Cleverley designed and beautifully built to match a time gone by, the vendor built the home fittingly to suit the beautiful township of Marysville, and what a masterpiece it now is. The open plan living rooms, large bedrooms, raised ceiling and ornate cornices all add to the period features throughout. The location is very desirable, a short walk into the Main Street, stunning northerly views of the mountains on a private road, in fact two road frontage offering three driveway access points.

• 1024m2 allotment with established mature gardens
• The kitchen is well appointed with gas / electric AGA and a solid fuel rayburn which also supplementary heating for hot water, and hydronic heating..
• A true walk in butlers pantry, large enough to store plenty of goodies
• The dining / family room can seat large numbers whilst taking in the stunning views
• The formal lounge room demands your attention with the solid fuel heater set into the chimney
• The living rooms, kitchen and meals areas are all very spacious filled with natural light
• The master bedroom is King size with walk in robe
• Bedroom two is also very spacious with a built in robe
• Bedroom three would make for a great home office if being up stairs
• The laundry room could easily be re designed for a fourth bedroom due to its current size and position
• Quality fixtures, fittings, window furnishings and floor

coverings throughout the home
• Double glazed windows
• Ducted vacuum system
• The large verandahs are ideal for entertaining and showing off the amazing views
• The second toilet is accessible from the decking, perfect if you’re in a hurry
• There is a 12 volt lighting system in place for power outages
• Under the house is storage and workshop area, plus water storage tanks

This is truly an fantastic opportunity to secure a wonderful property in beautiful Marysville.

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1 Symonds Street, YARRA GLEN VIC 3775 L9550405}

Solid investment with secure lease and tenants in place in the yarra valley, convenient location for all local residents in Yarra Glen and beyond.

• 2009m2 allotment, Neighbourhood residential zone-schedule 3
• 10 year lease with further terms and options on review dates
• Permitted use, medical centre
• First year, $87,500 plus G.S.T, plus all out goings with annual increases

All other relevant information available on your request

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30 Hillcrest Grove, HEALESVILLE VIC 3777 L9056520}

Set on 3950m2 just a few minutes from Healesville township at the end of a no through road sits this family home with everything a growing family could need. The mud brick home offers open plan living spaces, cathedral ceilings, slate floors and sensational views.

• The home has three bedrooms with the master having an ensuite and WIR
• Two bedrooms at the opposite end of the home have BIR
• The modern kitchen has loads of storage and bench space, quality stainless appliances including dishwasher
• Very spacious open plan meals and family room with solid fuel heating and reverse cycle split system
• Separate lounge room with open fire place
• Modern carpets and window furnishings throughout
• Family bathroom, separate toilet
• Plenty of internal storage
• The studio apartment is complete with a bathroom, perfect for home office, short term accommodation, teenage retreat or fourth bedroom, plenty of choices
• The in-ground salt chlorinated swimming pool is perfect to have for those hot summer days
• Covered outdoor entertaining deck at rear capturing those local mountain views towards Healesville township
• Double carport, large tool shed / workshop
• Landscaped mature gardens from front to rear
• Circular driveway offering plenty of parking

Inspections are sure to impress, this is a very good opportunity to secure a wonderful Healesville property with plenty on offer.

19 Heath Road, CHUM CREEK VIC 3777 L9416618}

If you are in the market for a lifestyle property with fantastic facilities for horses, then this must be on your list to inspect. Located approx 7.5KLM from Healesville township, the 2.24ha property is a rare find and offers the following,

• School and public bus out front
• Two bedroom, one bathroom home in the main home, plus a detached bungalow perfect for third bedroom or home office
• Open plan living space with solid fuel heating and reverse cycle split system
• County style kitchen with gas and electric cooking
• Hardwood floors throughout
• Front decking with mountain views
• Large garage and workshop on slab
• Stable block with four boxes hot wash bay plus storage room, all on concrete slab
• Separate lock up shed set up as the tack room
• Another lock up shed for feed and saw dust storage
• 40×20 ménage, fenced with river sand and drainage
• Large dam at rear of property
• Multiple paddocks, some lightly treed plus holding yards and quality pasture
• Excellent fencing internally and boundary

A true lifestyle property in the Yarra Valley, which could be anything you want it to be, the perfect time to secure some space and enjoy the fresh mountain air. All inspections by a scheduled appointment.

36 King Street, YARRA GLEN VIC 3775 L5161049}

Well, what an outstanding property for any buyer(s) looking for their Yarra Valley lifestyle property. Situated just a couple of minutes from the Main Street and township of Yarra Glen, walking distance to local schools, kindergarten, local parks and public transport all while living on 3.6 acres. The vendors have created a wonderful flowing floor plan with room to move and spaces for all family members to enjoy together and alone time when needed. The well established all season mature gardens are beautifully laid out with plenty of fruit trees and a large vegetable garden with a chicken coupe to be self sufficient.

• 1.46ha fully fenced with dual crossovers , ideal for large vehicle access such as caravans, boats, trucks
• Established mature gardens with a mixture of native and deciduous trees, cottage gardens and pathways
• Four bedrooms, three bathrooms, study with a retreat ideal for the kids games room
• The generous master bedroom offers full ensuite and walk in robe with beautiful views from the bay windows and tower
• Bedrooms, two, three and four are all very spacious with built in robes
• The spacious study would make the fifth bedroom or guest room if required
• Closed in hobby art room or second study space
• Open plan country style kitchen with quality appliances, large walk in pantry, ample storage and bench space
• Two separately zoned living rooms, family room with meals and lounge room with solid fuel heating
• The dining room opens up to the covered alfresco which is

just one of the many entertaining areas
• The other covered alfresco is ideal for large gatherings overlooking the in-ground solar heated salt pool and garden
• Natural gas ducted heating, evaporative cooling, quality fixtures, fittings, window furnishings and floor coverings throughout
• Plenty of internal storage throughout the home
• Double lock up garage with remote and internal access
• Detached colourbond barn with mezzanine, workshop and storage space with running water
• Water storage tanks with pressure pumps
• The home is very private from neighbouring properties with lovely views from many points of the property

This is truly a magnificent property with something for everyone, the ultimate lifestyle property for a growing family, inspections are sure to impress which can be arranged for private scheduled appointments.