

# 18 Merton Grove, HEALESVILLE VIC 3777 L39846165}

What a great place to call home, start right here!

The property is a 1397m<sup>2</sup> all usable allotment with room to add your own improvements, such as a shed and further landscaping. The split-level home offers many great features for those looking for a convenient located property just minutes from Healesville's Main Street, schools and amenities.

- Three bedrooms, master bedroom with ensuite, shower and vanity only including a built-in robe
  - Bedrooms two and three with built in robes
  - The kitchen is original and workable with gas / electric cooking
  - Family bathroom with separate toilet
  - Spacious living rooms on both levels
  - Cathedral exposed ceilings in living areas
  - Ducted heating, split system, gas heating a wood fire and ceiling fans
  - Double glazed windows
  - Front deck is very spacious for chilling
  - The rear patio could be for entertaining, or a carport space.
  - Sealed driveway with ample on-site parking
  - Yes, we know there are some cosmetics that need attending to, carpets and paint for example, its priced right, so don't wait now is a great time to buy.
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# 12 Bangambalanga Avenue, CHUM CREEK VIC 3777 L39288240}

Set on a fully fenced 2028m<sup>2</sup> allotment in a very desirable location with school and public bus transport a short walk. If privacy and living amongst nature is a priority along with space to grow, then this property should be on your list to inspect.

Your family will benefit with the spacious home and the 2038m<sup>2</sup> allotment to enjoy kicking the footy, riding their bikes, growing some vegetables and having some chickens if desired.

- Three bedrooms, with the master having a modern ensuite and walk in robe.
- The kitchen is fully equipped with stainless appliances with plenty of storage with stone bench tops
- Adjacent to the kitchen is the dining space that offers bi-fold doors opening out to the deck and garden view.
- Large living room with a feature open fireplace and raked ceilings with exposed rafters giving that country feel
- The modern family bathroom is complete with toilet
- Ducted heating, split system and ceiling fans for climate control.
- Full length front verandah with a 3/4 length rear deck.
- Under house double garage with remote access, including further storage space.
- Established mature gardens and lawns areas.

We look forward to showing you through this property at the open home or by private inspections.

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# **5 Keppels Court, MARYSVILLE VIC 3779 L37632731}**

If you're looking for a low maintenance home, or a getaway to enjoy the great outdoors then 5 Keppels Court Marysville should be on your list to inspect. There is so much to offer in Marysville and the triangle, fishing, bike riding, hiking and much more.

- The current dwelling can accommodate two comfortably whilst you build the main dwelling if you desire, (STCA)
- 3198m2 allotment has two rd. frontage, services include main sewerage, NBN, power and water
- One bedroom, one bathroom with laundry facilities included, open plan living and meals
- The kitchen is well appointed with ample storage, electric cooking and dishwasher
- Split system reverse cycle and a wood heater for year-round comfort.
- Lock up workshop, plus a carport space for one.
- The shipping container can be included or excluded in the sale on negotiations.

All Inspections are by scheduled appointment.

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**95 Mt Riddell Road,  
HEALESVILLE VIC 3777**

# L39845879}

Located in a very private neighborhood with a shared driveway entrance with two other properties (NO body corporate or associated fees) makes this fabulous home a very attractive proposition. Only a few minutes from Healesville main street, local parks and the Don rd. sporting complex.

The spacious home is beautifully presented with modern interior, quality fixtures and fittings, floor covering and window furnishings throughout and plenty of space for a growing family.

- Set on 2462m2 allotment with a fully secure rear yard, front and rear entrance off Olive Grove for vehicles which is ideal for trades people with all services available.
- If you're looking for lazy summer days by the pool, look no further.
- The modern kitchen is equipped with quality appliances, ample storage and stone bench-tops
- Master bedroom is complete with a modern ensuite with a walk-in robe.
- Four bedrooms, could be five if needed
- Multiple living areas, lounge / dining, family room and a third living space or fifth bedroom or home office space.
- Ducted heating, reverse cycle split systems
- Children's play equipment and cubby space
- Paved outdoor entertaining area
- Double carport, double lock up garage on slab
- Plenty of on-site parking space
- Some local filtered views
- Established mature gardens and shade trees.

This truly is a fantastic opportunity to secure an attractive spacious home in a convenient location.

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# **53/322 Don Road, HEALESVILLE VIC 3777 L39780415}**

Affordable, low maintenance and secure living @ Enclave lifestyle village!

For those looking to have that affordable retirement home without the entry or exit fees or stamp duty this opportunity is for you. The many benefits are on-going maintenance in the common areas, the use of all village facilities which includes the swimming pool, function room, gardens space, BBQ area and workshop facilities.

- The weekly site fees include the water usage and rates and annual council rates.
- You own the unit, not the land it sits on.
- When you sell, all capital is yours to retain.

Location is desirable within minutes of Healesville's Main Street shopping precinct, local medical clinics, supermarkets, cafe's, restaurants and amenities.

This unit is one of the originals set on a larger parcel of land with very generous outdoor living spaces at the end of the internal road adding great privacy.

- Offering, two bedrooms, one bathroom with a very spacious built in laundry
- Well-appointed kitchen with gas / electric cooking and ample storage
- The living space is a super-sized area adjacent to meals
- Reverse cycle split systems and ceiling fans
- Quality window furnishings, carpets in bedrooms
- The front verandah has a custom-made room that can be closed

off or opened up weather depending.

- Single carport on concrete slab plus a storage / workshop shed
- Under-house storage

This is a very attractive proposition for those described above wanting to secure a cost effective, secure low maintenance home.