

# 7 Mt Vue Road, HEALESVILLE VIC 3777 L16847626}

AUCTION set for April 2 at 11.30am, all prior offers will be considered.

Set on 2894m2 fully fenced allotment just three KLM into Healesville's CBD, with public and school bus just a short walk away along with the RACV country club and Healesville racing precinct. The current vendor's built the custom designed home in 2010 with Fasham Homes, and what a beautiful home it is! There are many outstanding features listed below, but I should point out the amaaaazing mountain views looking back toward Healesville.

- 180 degree views from inside and out everywhere you go
- Northerly aspect living areas with passive solar design
- Three bedrooms plus study and two bathrooms
- Beautifully appointed kitchen with ample storage, Caesar stone bench tops, Ilve stainless gas / electric oven and dishwasher
- Reverse cycle split systems in every room
- Clean air slow combustion solid fuel heater
- Butlers pantry, laundry and mud room with access to rear garden and double carport under roofline
- Open plan living and family dining room, which then opens out to the large crazy paved covered outdoor entertaining space
- The study is fitted out with built in desks and draws, working from home is a breeze and a pleasure
- Double glazing with external Issey shade blinds with remote control right across the front of the home
- Very large under house cellar, storage and workshop space
- Garden studio, completely insulated, ideal for many uses, and an adjacent garden equipment storage shed
- Solar system and grid power, underground power lines, lots

of garden lighting with reverse wiring for generator to run the home for any power outages

- 4x 11,000 litre water tanks, plumbed to washing machine, toilets and garden, including town water
- Eco septic and grey water natural system with sub surface irrigation
- Beautiful established mature gardens with a mixture of many fruit trees, established vegetable garden, chook pen and run, deciduous vines to North and West over the outdoor entertaining for summer shade and winter sun
- Clever design for second bedroom acting as an ensuite with separate external access if short term accommodation and extra work from home space is desired
- Four additional car parks, further room for trades equipment, caravan or boat storage
- Complete privacy from neighbours, circular driveway and feature garden lighting with many places to sit and enjoy the garden, the views whilst having a fire on those cooler nights

This is a magnificent energy efficient home on a beautiful parcel of land, and an opportunity that does NOT present itself very often. Inspect via scheduled open homes, or by private appointment.

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**82 Liverpool Road, KILSYTH  
VIC 3137 L17156289}**

Majestic 11ft Ceilings rarely seen these days greet you as you enter this immaculate 3 bedroom double brick rendered home sitting proudly in a Cul-de- Sac on a compact easy to maintain 456m2 approx block.

Boasting only 9 years young, there is much to love with soft new carpets and freshly painted walls throughout. This elegant home is unique in appearance and a delightful surprise package in Kilsyth offered on the Market for the first time.

For families, down sizers and or Investors, with it's Hostess kitchen complete with freestanding 900mm oven, stainless steel rangehood and granite benchtops this property will not disappoint.

With open plan living, from the lounge and dining, escape outside to your own private covered entertaining area, The Master bedroom is blessed with natural light looking out to a leafy green view and is complete with a spacious walk in robe and full ensuite.

Complete with all the creature comforts we have come to expect such as Ducted Gas Heating, Spit System Cooling, remote lock up garage and awesome extras with triple wardrobes in bedrooms, extra off street parking, fantastic location and an easy care low maintenance garden. Walk to Kilsyth Sports Stadium, Churinga Shops, Collins Place cafes and Park.

Mere minutes drive to Montrose Shopping strip, Bayswater North Shops, Kilsyth Club, Main Street Croydon and Train Station. Local schools are nearby and buses run to montrose, lilydale and Croydon.

Fabulous Features include:

- Majestic 11ft Ceilings
- Double Brick Construction
- Freshly painted throughout
- New Carpets
- Open Plan Living
- Master with walk in robe and full ensuite
- Triple Wardrobes in bedrooms
- Hostess Kitchen with granite benchtops
- Ducted Gas Heating
- Split System A/C

- Laundry has loads of storage
- Covered outside undercover retreat
- Double Lock up garage
- Compact private 456m2 block
- Awesome Location, close to Churinga Shops, Montrose Shops, Collins Place cafes, Pinks Reserve, Kilsyth Sports stadium, Croydon Main Street, Bayswater North Shopping Strip, Kilsyth Club, local schools, buses and more.

PHOTO ID IS REQUIRED AT ALL INSPECTIONS

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## **16 Centre Grove, HEALESVILLE VIC 3777 L17156713}**

Located just on the outskirts of Healesville's township and within walking distance, with school and public bus transport even closer and the RACV country club a stones throw away, certainly makes this very generous family home attractive. The current vendors have raised their family here over the past 21 years with many treasured memories and great times had by family and friends. If you need space inside, and outside then this home demands your inspection.

- 4110m2 corner allotment, plenty of room for vehicle and machinery equipment, or the pony.
- Five bedrooms in total
- Two bathrooms, two toilets
- Spacious kitchen with walk in pantry, ample storage and bench space
- Large living / family room with open fireplace perfect for those cozy nights in whilst entertaining
- Down stairs has a second living area with a very large

bedroom, kitchenette and the second bathroom, plus a large storage room or home office

- A very generous home office nook sits nicely above the stairwell
- Natural gas ducted heating, reverse cycle split system, ducted vacuuming
- The outdoor entertaining deck is just perfect for large gatherings, partially covered with lovely views
- Underneath is a large carport area, plus storage and workshop space with entrance directly into the home
- There is what's called the conversation pit where many a fire with a few bebies take place, a very relaxing private space surrounded with lawns and low maintenance gardens
- Closed in chook house and run, and a few fruit trees

A fantastic opportunity for a growing family, ideal for dependent living, short term accommodation, studio and work from home office space.

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**3 Garibaldi Street,  
HEALESVILLE VIC 3777  
L16046706}**

Set on 792m2 allotment, fully fenced with all services available, walking distance to Badger Creek primary school with public and school transport out front.

- Three bedrooms with robes
- Master bedroom with walk through robe to ensuite
- Family bathroom, separate toilet
- The kitchen is well appointed with gas / electric cooking and dishwasher

- Two living rooms, meals adjacent to kitchen
- Solid fuel heating, reverse cycle split system
- Large front entertaining deck
- Double carport plus lock up garage on slab with power
- Low maintenance gardens

A great place to call home, invest or downsize into.

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## **6 Carrington Court, CHIRNSIDE PARK VIC 3116 L15692480}**

Immaculately presented, this one owner beautifully looked after home is on offer for the first time.

Sitting proudly on a large block in the bowl of a quiet elevated court, this property oozes appeal, character and charm

Greeted by a separate entry, polished hardwood original floors, formal lounge with cozy gas log fire, three good sized bedrooms all with built in robes, master has ensuite and walk in robe.

Bright modern kitchen with breakfast bar, family/living room, large family bathroom, separate storeroom, study and outdoor entertaining area complete this classic home.

Outside feel like you are in your own Oasis, relax under the Oak Tree and bask in the landscaped cottage gardens beaming with colour and privacy. Enjoy electricity savings all year round with 6 solar panels.

So close to Chirnside Park Shopping Centre, Reading Cinemas, Oxley College, Lilydale West Primary school and The beautiful Yarra Valley and it's wineries

PLEASE NOTE: YOU MUST SHOW YOU ARE VACCINATED TO INSPECT THIS HOME IN ACCORDANCE WITH GOVT REGULATIONS. If You are unvaccinated you may inspect at a private inspection, please contact Deanna

Outstanding features include:

- Gas Ducting Heating
- Evap Cooling
- Split system cooling
- Cozy Gas Log Fire
- Original hardwood floors
- Extra internal Storeroom
- Bright Study
- Plush carpet
- Large 1003m2 block
- Modern Functional Kitchen with Breakfast Bar
- Beautiful landscaped gardens
- Fully fenced backyard
- Solar panels
- Close to Mooroolbark and Lilydale Stations