23 Smith Street, HEALESVILLE VIC 3777 L11655367}

• NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 2
• Two road frontage corner allotment, all services available
• The home offers three bedrooms, two bathrooms, open plan living area with fire place and period features
• Good access to rear off Smith Street and Bona Avenue
• Second crossover to the right of the home off Smith Street
• Inspections by appointment only
• Beautiful feature chimney and mantle
• Country style timber kitchen
• Split systems in all rooms
• Solar power
• Office space in loft with extra storage
• Two carports plus garage
• Vendor statement available

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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

6 Karinya Close, HEALESVILLE VIC 3777 L16738525}

The conveniently located unit offers all the modern creature comforts with yesteryear period features. An easy stroll into Healesville township to enjoy all the restaurants, bars and shopping precinct as well as public transport.

• Just six years old on 336m2 fully fenced allotment
• Open plan living space with lovely mountain views
• Two bedrooms plus study
• Master bedroom with ensuite and walk in robe
• Built in robe in second bedroom
• Spacious home office well appointed with shelving
• Beautiful country style kitchen with stone bench tops, quality appliances with ample storage
• Polished hardwood floors, carpets in bedrooms, natural gas ducted heating, reverse cycle split system, ducted vacuum, ceiling fans and quality window furnishings
• Outdoor entertaining is very generous with stunning low maintenance gardens, very private and inviting
• Single lock up garage with remote and internal access, all weather proof lock up garden shed
• Extra parking in front of garage, plus visitor parking spaces
• A fantastic friendly community within the complex

A fantastic opportunity for downsizing, fist home buyers or investors, if convenience, and low maintenance are boxes you need ticked, then this stunning unit demands your attention.

10 Garibaldi Street, BADGER CREEK VIC 3777 L4022174}

If your looking to purchase your first home or invest, this property is a great place to start. Located on a no through road with primary school and kindergarten just around the corner and public transport a stones throw away.

• 716m2 allotment, all services available
* Three bedrooms
* Master with modern ensuite and robe
* Two bedrooms with built in robes
* New modern kitchen with quality appliances, ample bench and storage space
* Open study area with storage
* Generous sized lounge room with solid fuel heating, plus ducted heating and reverse cycle split system
• Ceiling fans in all bedrooms and living areas
* Floor boards in living and carpets in bedrooms
* Family bathroom, separate toilet, well appointed modern laundry
* Fantastic back yard, safe for kids and pets, fully fenced
* Off Street parking with vehicle access to back yard and room to build a shed

All in all a spacious home in a wonderful location.