2 Evelyn GVE, HEALESVILLE VIC 3777 L13687881}

‘Belltrees’ is a charming character-filled home on a 943m2 allotment, which will delight the most discerning buyers. This heritage style home includes 9-foot ceilings, leadlight windows, ornate cornices, Baltic pine flooring, pressed tin panels and dado wall paneling.
This beautiful home has quality fixtures, features and fittings throughout, with recent renovations tastefully designed in keeping with the character of the home. These include the main bathroom, ensuite, laundry, window replacements, carpets, window coverings, light-fittings and overhead fans.
Relax in the large formal lounge room with the solid fuel heater or enjoy the space in the dining/family room situated at the back of the home, where it has an unobstructed view of the gorgeous back garden through the newly installed stacker doors and Invisi-Gard security screens, bringing the view of the outside in.

The stunning kitchen has plenty of storage and bench space, and includes an impressive farmhouse sink and stainless steel gas hotplates, electric oven and dishwasher. Adjacent to the kitchen is a cleverly designed study/ office nook with plenty of shelving, which can also double as a pantry. The large linen room includes floor to ceiling shelving, and a heating duct, making it a perfect drying room. There are 3 king-sized bedrooms, two with walk-in robes, and one with a large wall of robes/ shelving, with all having overhead fans. The 3rd bedroom also has a stacker door and Invisi-Gard

security screens.

The outdoors will also be sure to impress, featuring a double lock-up garage/ man-cave complete
with wood heater, workshop/ gym space and 4 car carport. The beautiful back garden is well laid-out
with low maintenance gardens, two large decks made with no maintenance composite decking, one
with a pergola and one under-cover, and a large inbuilt Moroccan water feature. The front garden
has also been lovingly designed for low maintenance and all-year round colour.
The amenities that this home includes are also impressive. They include gas ducting throughout, 2
reverse cycle split systems, 20 solar panels at the old rebate of 60 cents, 2 new electric water
heaters, 6000 litre rain water tanks with pump connected, very secure with front gate and remote
side gates, concrete driveway and path surrounding the house, and a mud room.
This property is ideally located in the east side of town, a stone’s throw from some of the key local
attractions of Matilda Bay, Innocent Bystander, Beechworth Bakery and Queens Park. You will be
spoilt for choice when taking a short walk to the vibrant Healesville Main Street, with its’ quaint
specialist shops, restaurants, cafe’s, hotels, breweries, wineries and gin distilleries.

3A Marna Street, HEALESVILLE

VIC 3777 L4022549}

A fantastic location close by to local schools, public and school transport and a short walk into Healesville’s Main Street. The modern spacious family home is ideal for a growing family or even retirees looking for a spacious home on a self titled allotment,

* 1012m2 allotment, Neighbourhood Residential Zone-Schedule 2
* All services available, fully fenced and secure rear yard
* Double attached garage
* Four bedrooms in total, three with BIR
* Master bedroom with ensuite and walk in robe
* Open plan living with a second family room
* Well appointed kitchen with stone bench tops, gas/electric oven and dishwasher
* Ducted heating, reverse cycle split system
* Family bathroom, separate toilet
* Good quality, window furnishings, floor coverings, fixtures and fittings throughout
* Covered outdoor living
* Private no through RD

A fantastic opportunity to secure a modern family home in Healesville.

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30 Falls Road, MARYSVILLE VIC 3779 L14812663}

Situated within a short walk to Marysville’s Main Street and directly across the road from the coronation park makes this beautiful property well worth an inspection. Perfect for

permanent living, a family holiday home and or short term accommodation whilst enjoying the great outdoors of Marysville. The Hedger built home is designed for low maintenance and energy efficiency making life and living affordable and comfortable.

• 2463m2 allotment, fully fenced with seasonal water feature of which is piped and controlled through ponds and storm water connection
• Established landscaped gardens, an extra internal fence for pet security
• Services connected are, electricity, water, sewerage, available phone
• General residential zone-schedule 1
• Well appointed kitchen with ample storage and bench space with electric cooking and dishwasher
• Open plan living room with solid fuel heating and reverse cycle split system
• Large dining space, plus island bench for extra entertaining
• Exposed aggregate polished concrete floors throughout
• Double glazed aluminium windows and doors
• Quality fixtures, fittings and window furnishings throughout
• Master bedroom with ensuite including built in robes
• Family bathroom
• Internal laundry offering extra cupboard storage within
• Bedroom two with robes, bedroom three no robes but perfect for guest accommodation or study space
• The outdoor entertaining space out front is tranquil, private with a lovely outlook
• Plenty of birdlife with frogs in the ponds

This is truly a magnificent property ready for you to walk in and enjoy a wonderful Marysville and triangle lifestyle.

2/37 Central Avenue, BORONIA VIC 3155 L14820079}

The moment you step inside you will be delighted at the opportunity of securing a modern low maintenance lifestyle.
From the timber floors in the living areas to the luxurious carpeted bedrooms this home is comfort plus. Comprising 2 generous Bedrooms with BIR and an option of a downstairs bedroom this home has versatility as well. The well maintained kitchen offers a gas cook top, electric oven and a dishwasher. Outdoor access is easily accessible from the dining/living room with a generous sized backyard for family barbecues. There are Four strategically placed split systems so heating and cooling can been zoned.
Conveniently located approximately 1 km from the Boronia Train station, 1.8 km from Boronia Primary school and 1.4 km to Knox Basketball stadium.

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44 Frudal Crescent, KNOXFIELD VIC 3180 L14819883}

A Great Opportunity Awaits. Please register today to bid
In a quiet street, in a great location, this well lived in family home is on offer here for the first time in 18yrs.
This brick home with 3 bedrooms, family bathroom, modern kitchen and cosy loungeroom will suit the first home buyer wanting to update and put their own stamp on this property. The savvy renovator, investor and developer (STCA) will also want to take advantage of this opportunity in this enviable location close to Eastlink, Knox City Shopping Centre, local

primary and secondary schools

Fabulous Features include:

Original Timber hardwood floors
Modern large kitchen with new dishwasher
Upright 900mm Stainless Steel Oven with Gas hot plates
Split system A/C
8 solar panels
Outside covered deck
Compact fully fenced backyard
Flat block of 723m2
Off street Parking, Room for Caravan and trailer.
Close to Knox City Shopping Centre
Walking distance to primary schools

Private inspections are welcome, please phone Deanna to make an appointment today.