

# 16 Maddens Lane, GRUYERE VIC 3770 L4028842}

Contemporary country living in the beautiful Yarra Valley on eleven acres of park like setting and land for wildlife, including five acres of grazing for the family horses or any other livestock you desire. This property is absolutely stunning, you will be captivated upon entry through the meandering driveway, past the two dams with the family of ducks, which then leads you to the main residence and detached two bedroom cottage.

The main residence offers large open plan living with a well appointed kitchen offering ample storage and Caesar stone bench tops, natural gas and electric cooking including a dishwasher with permanent built in water filtration. The very inviting large open fire place and in floor natural gas heating along with the evaporative cooling keeps the home very comfortable in all seasons.

- Three generous bedrooms all with built in robes and garden views
- Ensuite to master bedroom with entrance to the spacious French Provence-inspired side court and decorative wind-protection wall.
- Family bathroom
- Separate home office, relax while you work taking in the view and the bird life
- Bi-fold doors that open up to a wind-sheltered French Provence-style courtyard with a large table and bench seats, and BBQ/ open fire place – ideal for large gatherings and entertaining.
- Energy: Large solar system and supportive battery – grid-connected. Mains gas.
- Water: 125,000 l of rain water, plus garden water. Sprinkler system on the roof



# **HEALESVILLE L32086783}**

**VIC**

**3777**

This unit is beautifully presented and ready for you to move straight in. It really is an ideal first home, investment opportunity or for anyone looking to downsize into a low maintenance conveniently located unit.

- 188m2 allotment with all services available and a secure rear yard
- The kitchen offers a walk-in pantry, gas and electric cooking, a dishwasher with ample storage and bench space
- Open plan living room
- Two bedrooms both with built in robes
- One bathroom with ensuite effect from master bedroom
- One separate toilet
- European laundry
- Freshly painted, new carpet in bedrooms
- Ducted heating, reverse cycle split system
- Single garage with remote roller door
- Covered rear outdoor deck with shade blinds
- Low maintenance gardens

A fantastic opportunity, a very comfortable secure private unit

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## **6 Merton Grove, HEALESVILLE VIC 3777 L32400401}**

Situated on a no through rd. just a few minutes from Healesville's Main Street, offering privacy with a charming

country feel home including some attractive qualities for all demographics. Whether you work from home or need that fourth bedroom, this property can cater for either one comfortably.

- 1017m2 allotment
- The kitchen is well appointed and fully equipped with quality appliances, gas / electric cooking and dishwasher.
- Open plan living space with gas heating, reverse cycle split system and laminate floors
- Three bedrooms all with built in robes, one bathroom
- Separate dining room, which in my opinion is definitely spacious enough to add an ensuite to master bedroom and retain a good dining space.
- Quality window furnishings, fixtures and fittings throughout
- Detached studio ideal for that fourth bedroom or home office
- Full length front verandah, rear covered entertaining deck
- Established mature gardens, vegetable garden and chicken coupe
- Single carport with extra parking spaces on-site

Inspections can be arranged by appointment

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## **27 Don Road, HEALESVILLE VIC 3777 21435907}**

The location is very desirable and convenient for those looking to be able to walk to the Main Street, local parks, schools and public transport. The near level 2044m2 allotment has all services available and is fully fenced all except a front gate to complete its security for family and pets.

- The home is well appointed throughout with quality fixtures, fittings, appliances and floor coverings

- The modern updated kitchen has ample storage with stone bench tops all complete with electric cooking and dishwasher.
- Two very spacious separate living rooms so you can spread out, especially if you're keen to entertain, the family meals area is a great space.
- Master bedroom offers built in robes with an updated beautifully appointed ensuite.
- The three remaining bedrooms have built in robes, plus a separate study or fifth bedroom.
- It has a very spacious modern laundry with plenty of storage and workspace.
- Evaporative cooling, wall inserted feature gas log heater, ducted heating.
- Outdoor deck that wraps to the rear and opens to a larger entertaining space.
- Double drive through carport.
- Double lock up garage and workshop, plus a garden shed behind it.
- Some established mature trees from front to back, sweeping lawns ideal for backyard cricket and footy.

Don't wait, hesitation only leads to disappointment, inspect at any scheduled open home, or privately at a mutually agreed time.

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**160 Badger Creek rd,  
HEALESVILLE VIC 3777  
L30215471}**

Located just a few minutes from Healesville's Main Street, all schools with public and school transport directly outside the

property. This beautiful 7.15ha or 17.8 acres has plenty to offer for those looking for that Yarra Valley lifestyle, whether it be a work / life balance situation or to enjoy the great outdoors with family and friends all year round.

The Shed,

25 x 10m, 250m<sup>2</sup>

Structural rafter slab 150mm with rebar

Heavy duty structural steel columns and rafters

200mm purlin walls/roof

40kw 3 phase Solar system with batteries, with 3 phase connected underground to the grid. Transformers 1km down the road have been specifically upgraded to accommodate the property.

Power points everywhere and same for lights.

8mx5m full wall shelving with doors

2-man doors are heavy duty security doors 9-point locking

Roller door is heavy duty steel commercial

The vendor(s) have secured plans and permits ready for you to engage a building surveyor and your preferred builder

Energy rating completed at 4.7 star.

Septic system install permit is signed for the house and can be installed with no more communication with council.

Engineering completed

Bushfire management completed Bal 29

Arborist reports completed and approved, permits been issued to remove trees

Soil reports all finalized

2 x concrete crossovers completed and signed off by council

2-inch dam water lines run right the way up to the top of the property.

Mains water is connected

Gas is not connected but is on the same side of the road.

Telstra NBN is not connected but is on the same side of the road

Entire boundary is fully fenced

An opportunity of a lifetime, secure your future today!