# 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.

# 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, 250m2
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 shelfing 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!

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# 384 Maroondah HWY, HEALESVILLE VIC 3777 L31940434}

If convenience, space with plenty of bedrooms is on your wish list, then this stunning property invites you in to inspect.

• 506m2 fully fenced allotment with all services available with low maintenance gardens.
• Fully equipped kitchen with quality electrical and gas appliances, plenty of storage
• Open plan living space
• Family bathroom, separate toilet
• Master bedroom with ensuite
• Split system(s) reverse cycle, plus wood heating
• Covered and paved outdoor alfresco area
• Four bedrooms, or the fourth does make for an ideal home

office
• Double lock up garage with internal access to the home, plus running water and sink
• Further off-street parking in driveway
• Walk to school, local parks and pools, restaurants, bars and cafes.

Call for you inspection today!

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# 98-102 Charles Road, LILYDALE VIC 3140 L30747675}

Unique Family Home on Expansive Land in Lilydale
Nestled on a generous 6642 m2 block, this character filled residence offers the perfect blend of space, comfort, and family living.

Property Highlights
This property is not just a home, it’s a lifestyle. With its timber log construction perched high above the road providing stunning views, colorbond roof and front verandah to enjoy your morning cuppa or sunset drinks at the end of the day, this unique abode will suit those who want to add their own touch to it.

Bedrooms: 3 or 4 bedrooms, the master bedroom has Walk in Robe and Ensuite.

Bathrooms: 2 well-appointed bathrooms, the main bathroom has a large bath perfect for soaking your cares away at the end of the day.l

Living Areas: Enjoy the warmth of an open fire place in the

stunning living room equipped with soaring cathedral ceilings and timber floors or entertain in the kitchen, dining family area, perfect for everyday family gatherings.

The kitchen is equipped with a dishwasher and large island bench, ample storage and boasting a walk in pantry, making meal preparation a breeze.
The family room, hallway and bedrooms have brand new carpet, perfect for those cool winter nights.

Complimented by an extra sunroom, office or utility room off the master bedroom and equipped with an extra toilet, this family favourite will certainly tick many boxes.

Stay comfortable year-round with air conditioning, ceiling fans and gas hydronic heating throughout the home.

Outdoor Features:
Enjoy the security of a Double Remote Garage and extra car space.
Step outside to discover your own private oasis! The expansive garden offers plenty of space for children and pets to play, there is even an established chook pen, while the outdoor entertaining area is perfect for hosting summer barbecues or enjoying quiet evenings under the stars.

In a super Location, close to Lilydale, Mooroolbark and Mt. Evelyn townships only a short drive away and with excellent primary and secondary schools on offer, your new abode is waiting for you to claim it.

Don’t miss your chance to own this exceptional property! Contact us today to arrange a private viewing or I will see you at one of our scheduled open for inspections and experience all that this beautiful home has to offer.