

# **3/48 Liverpool Road, KILSYTH VIC 3137 L26139317}**

A rare opportunity to purchase this unit in a popular retirement village for over 55's.

This is an ideal home for those seeking secure and independent living, working or retired, you can enjoy the safe and secure environment of with the added bonus of no deferred management fees or charges.

This well -maintained property has been freshly painted throughout with new carpets installed, it is ready for its new owners to move in and enjoy.

Set back from the road for privacy, you step into a light filled open plan interior oozing warmth and charm. Starting with the open plan living area incorporating a lounge, flowing through to a well-planned kitchen comprising an electric oven, gas stove top, adequate storage, and adjacent meals area, which then steps out onto a private paved courtyard, the perfect place to enjoy a morning cuppa in the fresh air.

Adding to the appeal, the master bedroom is well proportioned, containing double built-in robes and an ensuite-effect bathroom. This home has been well designed catering to the needs of retirees, with gas wall heater, evaporative cooling, split-system air-conditioning, new carpet throughout, tiled wet areas and kitchen, linen/storage cupboards, full-size laundry and the courtyard and garden shed allows for more time to be spent enjoying the things you love.

Conveniently located, this property is within close proximity to local amenities, including Kilsyth Churinga Shopping Centre, schools, cafes, libraries, parkland and reserves, hospitals and public transport options with a bus stop out the front on Liverpool Road.

This is the lifestyle you have been dreaming of, so don't delay in inspecting this property.

---

# **115 Maroondah Highway, HEALESVILLE VIC 3777 L4022555}**

Welcome to 115 Maroondah Highway Healesville! This charming 2-bedroom, 2-bathroom cottage is the perfect opportunity for those looking for a cozy and comfortable home. Currently set up and used for short term accommodation, why not expand your portfolio or make a start here with the option of a walk-in walk out purchase.

As you enter the property, you will be greeted by a spacious living room with hardwood flooring, creating a warm and inviting atmosphere. The open floor plan seamlessly connects the living room to the dining area, making it ideal for entertaining guests or enjoying family meals.

The kitchen is equipped with modern appliances, including a dishwasher, making cooking and cleaning a breeze. The internal laundry adds convenience to your daily routine.

Both bedrooms feature built-in robes, providing ample storage space. The property boasts two ensuites and two toilets, ensuring privacy and convenience for all occupants.

Step outside and discover the delightful courtyards and deck, perfect for outdoor entertaining or simply enjoying a cup of coffee in the fresh air. The fully fenced yard offers a safe and secure space for children or pets to play.

With open parking spaces for up to four vehicles, parking will never be an issue.

Situated on a 375m<sup>2</sup> allotment, this property offers a comfortable and low-maintenance lifestyle.

The location is very convenient for easy access to all shopping requirements, restaurants, bars, cafe's, distilleries schools and public transport..

Don't miss out on the opportunity to make this home your home. The price guide for this property is \$780,000 – \$820,000.

Contact us today to arrange a viewing and make this property yours!

---

## **5 Tugun Road, LILYDALE VIC 3140 L25103283}**

Welcome to 5 Tugun Road Lilydale.

This older once loved home in need of some TLC is the perfect place to start your renovation journey.

With a land area of 1013 sqm approx, this property offers a generous sized separate shed/garage with dual access to the rear of the block perfect for tradies. car enthusiasts alike.

You can also gain access to the rear of the block off Alfred Rd with double lock up gates.

As you step inside, you'll be greeted by a separate entry, spacious and light-filled living/dining area, complete reverse cycle air conditioning to keep you comfortable all year round.

The bedrooms are generously sized and feature built-in robes, providing plenty of storage for your belongings. The bathroom has a separate shower and bath and a separate toilet for added convenience.

In addition to its potential features, such as original hardwood floors, this property is also eco-friendly, with solar panels installed to help reduce your energy bills.

Located in a sought-after area, this property is close to schools, shops, and public transport, making it convenient for everyday living.

Don't miss out on the opportunity to make this house your home. Contact Deanna today to arrange an inspection!

---

## **41 Sunds Road, MARYSVILLE VIC 3779 L25653686}**

Welcome to 41 Sunds Road, Marysville! This charming 3-bedroom, 2-bathroom home is the perfect place to call home. With a generous land area of 1003 sqm, this property offers ample space for both indoor and outdoor living. The large open plan living room invites the outside in with local mountain views offering double glazed windows throughout, solar system, Tassie oak floors and carpets in bedrooms makes this home very comfortable for all seasons with reverse cycle split systems, wood heating and ceiling fans.

Step inside and be greeted by a spacious and light-filled living area, perfect for entertaining guests or relaxing with family. The well-appointed kitchen features modern appliances and plenty of storage space, making it a joy to cook and

prepare meals.

The master bedroom boasts an ensuite, providing a private retreat for the lucky owners. Two additional bedrooms provide ample space for a growing family or guests, while the second bathroom ensures convenience for all.

Outside, the expansive backyard offers endless possibilities. From creating a beautiful garden oasis to hosting weekend barbecues, this space is complete with stunning gardens inspired with a mixture of tropical and native plants. The property also features three toilets, ensuring convenience for all occupants.

Located in the sought-after suburb of Marysville, this property offers a peaceful and serene lifestyle. Enjoy the tranquility of the surrounding nature reserves and parks or take a short drive to explore the vibrant local cafes, shops, and amenities.

The price guide for this property is \$790,000-\$840,000, offering excellent value for a home of this caliber. Don't miss out on the opportunity to make this property your own. Contact us today to arrange a private inspection or attend the scheduled open home and secure your slice of Marysville paradise at 41 Sunds Road.

---

## **8 Crestwood Place, YARRA JUNCTION VIC 3797 L22376407}**

A fantastic opportunity to secure a beautifully presented home in a very convenient location. The 534m<sup>2</sup> allotment offers a low maintenance lifestyle with established land scaped

gardens, concrete driveway and rear patio, all services are available and with the home being well set back the views are delightful. The property is within walking distance into Yarra Junction, schools, public transport and local parks.

- Two very generously sized bedrooms
- The master bedroom has a walk-in robe with the bathroom as ensuite effect.
- The perfectly appointed kitchen includes quality stainless appliances with gas and electric cooking including dishwasher and a very large walk-in pantry with stone bench tops and ample storage
- Large open plan living and meals space
- Natural gas ducted heating, reverse cycle split system
- Bamboo flooring in living space, quality carpets in bedrooms and tiles in wet areas
- Double glazed windows throughout
- Quality window furnishings inside with outdoor shade blinds across the front
- Neutral modern cosmetics throughout the home
- Large front entrance with a second visitor toilet
- Double carport length ways
- The front deck is perfect for catching some sun and enjoying the views
- The rear patio offers privacy for those family and friend gatherings

The property is ideal for first home buyers, investors and those looking to downsize into a modern low maintenance property.