

37 Arthurs Road, CHUM CREEK VIC 3777 L38829292}

Arthurs rd. is located 7KM from the Healesville Main Street, offering a peaceful private existence overlooking rural land at the rear of the property. Chum Creek is serviced by public and school bus for those needing that service, with Chum Creek primary school in very close proximity.

This double story, double brick home with suspended slab, offers multi-generational living with two kitchens, two bathrooms and two living quarters, perfect for dependent and growing family members.

- 3598m2 fully fenced allotment secure for pets and kids alike
- Services to the property, power, mains water, NBN, septic system, gas is by bottle.
- Level one, two bedrooms, one bathroom, kitchen with electrical and gas appliances, wood heating and large covered outdoor entertaining deck.
- Ground level, well-appointed kitchen with gas and electrical appliances, gas heating, double glazed windows, bathroom and laundry facilities.
- Double carport
- Covered outdoor area on ground level
- The grounds are beautifully laid out with landscaped gardens, footpaths, vegetable patch and open lawn areas.
- There is a large, excavated site ready for a good size shed to go.
- Ample off-street parking for caravan, boats and trades / earth moving equipment.

Inspections are sure to impress.

6 Toora Crescent, BADGER CREEK VIC 3777 L37679377}

All access home: 'Build for Life'. 10 out of 10.

6 TOORA CRESCENT, BADGER CREEK

The location is convenient for: Badger Creek primary school, Healesville sporting complex, 3 km from the

Healesville shopping precinct and within easy reach of all the Yarra Valley regions' tourist destinations: wineries and breweries.

Extensive well-established gardens, with natives, fruit and pine trees. Quiet, friendly and safe neighbourhood.

Easy entry and exit U-shaped driveway.

Purpose built for disability: 'Build for Life' access, disability parking bay at front door, ramps front and rear, no internal stairs, wheelchair accessible design throughout, with wide internal doors and wide hallway, disability 'wet bathroom' access.

Ranked by assessment: Bush Attack Level (BAL): BAL – FZ. Australian Building Standard AS 3959-2009

One designated home office plus home/business consulting suite with added storage, wheel chair accessible and toilet/nappy changing facility.

The kitchen facilities include granite bench tops, two electric ovens plus a six-point gas burner and a Miele dishwasher

generous double fridge space.

A customised 'butler's pantry' offers ample storage , oversized sink and food preparation bench space.

The master bathroom is accessible, from two bedrooms, with bidet and toilet; separated as a powder room.

Three toilets in total.

Laundry drying cupboard

Hydronic towel rails in bathrooms

Generously sized bedrooms, with built-in robes.

European style uPVC Visionarii: 'Tilt and Turn' windows and external doors. Veridian: double glazing (24 mm) glass core filled with argon gas, for acoustic and thermal comfort. Greenview double glazing

'Whole of house', three stage water filtration system plus UV lamp.

Rooftop 'Wet System' for water collection to underground pipes, takes rainwater to the water tank.

In-ground olympic size trampoline. Citrus orchard, and extensive veggie garden beds in an enclosed (child friendly/pet friendly) rear yard.

Offered for sale, for the first time, the 'owner builder, eco-designed, sustainable home'.

Built according to the 'Build for Life' initiative. www.buildforlife.com.au. or 'Livable Housing Design' (May, 2024) accessibility standards National Construction Code 2022

- ZEGO Building Systems: Insulated Concrete Forms: ICF. zego.com.au Concrete slab + Waffle Pods: 225 mm •

- JM Roofing PTY LTD for ColourBond: Metal Corrugated Roof, Colourbond fascia & gutters, Colourbond Valley, Colourbond ridge capping, Colourbond Barge capping.

- Roof, 'blanket Insulation': Alumefoil

- Wetseal: Bathrooms and verandah
- SEYDESIGN Steel Subfloors: Mega-anchors
- SEYDESIGN – Stramit • Metal Roof Battens
- Toilet for the wet room (disabled bathroom) Care 800 Invisible Series II Suite
- B & D Roll-A-Doors Garage/Shed. Reinforced concrete slab. Outdoor wood fire storage hutches.
- Termimesh System
- Wardrobe World: Classic Shelf and Rod: Wardrobes and Linen Press
- Smart – Temp Hot Water control
- Rinnai: Water temperature controller
- Honeywell Thermostat for Hydronic Heating unit control
- Egger – Laminate Floor -click Flooring. (Easy to remove/replace)
- Basin – Wet Bathroom (disabled) Parisi Selene Semi recessed Basin
- Handrail Industries: Custom designed grab rail system
- Handrail Industries: Disability Folding shower seat
- Real-Crete concrete retaining walls
- Mirage 3050 Shower Screen with Frameless Door
- New Horizons: Steel Panel Hydronic radiators
- Methven: Satin Jet Futura Rail Shower Shower heads
- Master Bathroom tiles: Silk Nero and Silk Bianco (National Tiles)

- Heritage Water Tanks: 106,500 Litres. Grundfos pump
 - Janper: Kitchen cabinet Duraform Doors: Buari Gold Metallic finish
 - Kleenmaid: Warming Drawer: Model: KWD290
 - Kleenmaid: Monogram Wine Fridge: 156 litre capacity
 - Victoria and Albert: Monaco bathtub: Volcanic Limestone construction
 - Powder-room Caroma: Royal Bidet Vitreous China, Whitestone Hot Mini Counter Wall basin, Caroma: Toilet Opal 2000 wall-faced suite
 - Porcher Taps
 - Crompton: Incandescent Interior Wall Lights: Hallway and Loungeroom
 - Draft Stoppa Top Hat Ducted Ceiling Exhaust fan
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18 Centre Grove, HEALESVILLE VIC 3777 L38378030}

This property is, virtually staged.

Located within walking distance to Healesville's Main Street, RACV country club and Healesville racing precinct, with public and school transport being on the corner of Chum Creek Road. When you first step inside this home you can immediately tell it has been built to last, it is in fantastic condition and move in ready!

Offering, convenience, inside and outside space, easterly mountain views and room for adding your own personal improvements.

- 4063m2 allotment, driveway exit off Links rd. and again off-Centre grove.
- The kitchen, ensuite and main bathroom are original appointments and are in very good condition.
- Spotted gum floorboards are beautifully kept.
- There are four bedrooms all with built in and walk in robes
- Ensuite to master bedroom, family bathroom, separate toilet.
- A very spacious laundry facility
- The main living room is very spacious which faces east giving you those mountain views.
- Separate dining room, plus an open plan family room.
- Double carport under roofline on concrete slab
- The enclosed workshop is lined; it would also make a fantastic work from home space / studio.
- 7×5 meter steel free standing garage
- Offering plenty of onsite parking out front and at the rear of the home
- Gardening is low maintenance and lawn mowing is easy with the open spaces
- The rear yard is fenced and secure for your pets

This is a very good opportunity to purchase a quality home on a spacious allotment with all the conveniences.

**34 Harker Street, HEALESVILLE
VIC 3777 L37782924}**

This modern townhouse is one of the most spacious I have seen

in sometime, offering an open plan living space that is perfect for entertaining or simply living in style. With all the modern inclusions, fixtures and fittings you have the best for all seasons living in the heart of Healesville with easy walking access to the main street and all other amenities.

- 292m2 allotment with all services available and easy-care landscaping, but enough to still enjoy for the keen gardener
- The property is very private
- The well-appointed kitchen offers quality appliances with plenty of storage
- Stylish master bedroom with ensuite and walk in robe
- The remaining two bedrooms offer built in robes
- Family / guest bathroom, separate toilet
- Open plan living space with quality floor coverings and window furnishings
- Ceiling fans throughout, reverse cycle split system and ducted heating
- Solar power
- Double garage with remote and direct internal access
- Rear patio to sit and enjoy the surroundings

So, if low maintenance, convenience and spacious living tick your boxes, then this must be on your inspection list.

3 Currawong Road, HEALESVILLE VIC 3777 L37720665}

Location is one of the first things buyers look for, and when being close proximity to all the services, shopping precinct, schools and transport is a must, then you need to have this property on your list to inspect. A reasonably short walk to

main street, Queens Park, all schools and public transport.

The low maintenance yet spacious property is ideal for downsizing or first home buyers

- 569m2 allotment with all services available, secure fenced rear yard
- Well-appointed modern kitchen with quality gas and electric appliances
- Generous meals / dining room that open to the outdoor entertaining space
- The lounge room has a wood fire and large enough to add a study nook should you need to
- Three bedrooms with robes, two bathrooms
- Master bedroom includes the ensuite and walk-in robe
- Family bathroom plus separate toilet
- Modern laundry facilities
- Quality fixtures fittings, window furnishings and floor coverings throughout.
- Reverse cycle split system, ceiling fans throughout plus modern upgraded lighting
- Single lock up garage plus extra off-street parking
- The rear yard is perfect for a fire pit, plus the rear deck is very inviting for entertaining.

This is an outstanding opportunity to secure a great home in a convenient location.