

# 29 Mareeba Avenue, BUXTON VIC 3711 L35599989}

- Welcome to 29 Mareeba Avenue, Buxton, a very spacious home that can accommodate a large growing family, or ideal for the family's personal getaway retreat. Being only 90 minutes from Melbourne CBD makes it a fantastic opportunity for that country retreat away from the hustle of city and suburban living. Buxton is only 30 minutes to Eildon weir with the Acheron and Stevenson's rivers very close by for those who like to fish, go for bush walks and simply enjoy the great outdoors.

The home offers four bedrooms plus a study

Two bathrooms, with one recently completely renovated

The well-appointed kitchen offers plenty of storage and bench space, large walk-in pantry with quality appliances, for those who love to entertain and cook it is the best!

Open plan living and dining with cathedral ceilings, wood heating and reverse cycle split system and ceiling fans

Separate retreat living space which is ideal for the young ones to hang out

The house is well set back from the road which gives great privacy

Plenty of shedding for workshop and storage, plus a free-standing garage in rear yard and a carport at the front

Established mature gardens and lawns

If you like to have friends visit with their caravans there is a great space for that with power to the area

Inspections are sure to impress and can be arranged for those looking for the ultimate property in Buxton

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# 45 Worlley Road, HODDLES CREEK VIC 3139 L28430096}

Welcome to 45 Worlley rd. Hoddles Creek, a fantastic opportunity for the horse enthusiast community, or anyone looking for that small acreage for a private peaceful lifestyle! The property has plenty to offer for all the family inside and outside, whether you're a car enthusiast, trades person, keen gardener or love to have your horses at home with your other domestic pets, there is room for all of that.

The home offers great internal living spaces and covered outdoor entertaining areas.

- 2.42ha or 6 acres of very usable space with zoned paddocks and laneway with good pasture and fencing, including a dam
- The home offers four bedrooms plus a study
- Master bedroom with ensuite and walk in robe
- All other bedrooms include built in robes
- Complete family bathroom, separate toilet
- The modern kitchen offers stone bench tops, ample storage with gas / electric cooking and dishwasher
- Large open plan family and dining space with wood fireplace and reverse cycle split system
- Totally separate lounge room with wood fireplace
- The well-appointed laundry acts as a butler's pantry
- The study is large enough for 2 people to work comfortably
- Plenty of storage throughout the home
- Quality floor coverings, fixtures and fittings and window furnishings
- The outdoor entertaining deck is just perfect for large gatherings
- Exterior

- Huge shed for float storage with open area for horse yard and wash, flowing through to tack and large storage and workshop space
- Another fully enclosed lock up garage / workshop on slab
- Machinery and feed storage shed
- Double carport at the house
- Plenty of parking for machinery, trailers, caravan, boat etc.
- Lots of water storage tanks

Inspections are sure to impress this wonderful opportunity you can secure today!

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**89 Mt Riddell Road,  
HEALESVILLE VIC 3777  
L27491286}**

This property has great opportunities for any genuine buyer looking to expand their portfolio, or simply live on a spacious 2412m2 allotment.

- Having two titles = equity and opportunity to build or sell separately when you wish.
- The home offers very generous living spaces.
- Three bedrooms, master bedroom with ensuite and large wardrobe storage.
- Family bathroom and separate toilet.
- The blackwood timber kitchen has ample storage and bench space with gas / electric cooking and dishwasher.
- Heating and cooling in the way of gas heating, reverse cycle split systems and wood heating.
- Covered rear outdoor entertaining space, plus a rear open-

air area with northerly views.

- Car accommodation is amazing with a double carport at the home, double carport attached to the double garage which has hot and cold water and wood heater on slab.
- A very generous garden / storage shed with power on slab with a covered area for wood storage on slab.
- The separate demountable dwelling is just perfect for home office or studio or teenage living or whatever you desire.
- Plenty of room for storage of caravan, trailers and other toys.

Hesitation leads to disappointment, so why not inspect today!

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## **24 Hannover Road, BADGER CREEK VIC 3777 L23415671}**

The family friendly street is conveniently located to Badger Creek primary school and kindergarten within a short walk to school and public transport. This property is perfectly suited to a growing family who love to entertain and need plenty of storage for vehicles such as trades equipment, caravan boats with two driveways including under cover secure parking.

- Offering four bedrooms plus a study, all bedrooms with built in robes, master bedroom with double robes
- Ensuite to master and a family bathroom with separate toilet
- Well-appointed kitchen with ample storage and bench space with quality appliances such as a free-standing gas/electric oven and dishwasher
- With multiple living spaces it allows the family to spread out, family room, lounge room, dining room and the very large covered outdoor entertaining deck with an electric commercial

grade heater for all year-round use.

- Extended outdoor living with the fire pit area on the lawns and a shed which is ideal for BBQ space and storage
- The garage is perfect for a workshop and further storage
- Ducted heating, split systems, ceiling fans and the solar system allows for all year-round comforts.
- Quality fixtures and fittings throughout with hardwood floors
- Established mature low maintenance gardens from front to rear

A fantastic opportunity to purchase a wonderful spacious property.

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## **79A Don Road, HEALESVILLE VIC 3777 L23063366}**

Set on 4649m<sup>2</sup> within a few minutes from Healesville's Main Street, schools and local parks is this completely recently renovated family home which has been done with attention to detail by a true craftsman with no expense spared. The home is set back behind other properties off Don rd. which allows for privacy whilst also feeling like semi-rural living with the small paddock at the rear of the property. The vendors have created a masterpiece that would make any growing family proud to call their home. Entertaining is a breeze on the large covered outdoor entertaining deck, car accommodation, workshop facilities and storage is plentiful, solar power, plenty of water storage tanks plus mains water allows for affordable living. The property is fully fenced and secure for your family pets and kids to play safely with low maintenance gardens and lawn areas.

Five bedrooms plus a study, three bathrooms

The master bedroom offers a magnificent ensuite with extra-large shower, parent retreat, study and walk around robe, plus its own private balcony with local views.

The beautifully appointed kitchen allows for ample storage and bench space with quality gas and electrical appliances, fixtures and fittings

Open plan living and dining spaces

Quality fixtures fittings, window furnishings and floor coverings throughout the home

Modern cosmetics and colour scheme throughout the home Large covered outdoor entertaining decking with storage boxes

Natural gas ducted heating downstairs, refrigerated reverse cycle heating and cooling upstairs

Huge garage, workshop and storage facilities

10,000 gallons of tank water plus mains water, mains power, solar power, natural gas, NBN and sewage are all available

Local mountain views

Plenty of parking spaces outside of the shedding.

Inspections are sure to impress with this fantastic opportunity, a great place to call home, close to the Main Street, schools and public transport as well as local parks and sporting facilities.