

160 Badger Creek rd, HEALESVILLE VIC 3777 L30209815}

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 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!

1267 Maroondah Highway, NARBETHONG VIC 3778 L21290104}

Located on the Maroondah HWY in the triangle, (Narbethong, Buxton & Marysville) with Acheron River frontage including a two-meg pumping license, quality pastures and fencing with a beautiful country style family home all set up for that rural lifestyle you've been looking for. Whether it be horse enthusiasts, cattle or sheep grazers, fishing enthusiast or any other style of farming, or for those that love to entertain this property has something for everyone

- 12.08ha, or 30 acres
- Four-bedroom one bathroom home
- Country style well-appointed all electric kitchen with quality appliances and ample storage
- Open plan living and meals with beautiful easy-care floors
- All bedrooms have built in robes and storage
- Master bedroom is the ideal parents' retreat

- Reverse cycle split system and wood heating
- Detached fifth bedroom, home office / workspace plus a double carport and private deck
- Driving into the property down the tree lined driveway toward the beautiful mature, gardens and lawns around the house gives you that sense of country living
- Entertaining and shedding is no problem here as you can see in the photos and floor plans, the setup is very desirable and just perfect.
- Large dam, stock yards, plenty of water, rural views completes this stunning property.

Ten minutes to Marysville and Buxton, 25 minutes to Healesville and Alexandra with school and public transport available close by. Inspections are by appointment for qualified buyers, this is one property you don't want to miss if you're in the market to buy NOW!

**303 Mt Riddell Road,
HEALESVILLE VIC 3777
L17585172}**

Green Wedge Zone Schedule-5

12.02ha, 30.05 acres

There are no services connected to the property

Graceburn Creek Frontage

Planning and building permits are (STCA) subject to council approval

Vendor statement is available for your due diligence

**81 Badger Creek Road,
HEALESVILLE VIC 3777
L17518020}**

Green Wedge A Zone-Schedule 1

Set on 2.09ha, 5.225 acres with two road frontage from Badger Creek rd through to Stanley Road.

The existing building could be utilized for storage, turned into a garage / workshop or pulled down. The Stanley Road frontage lends itself to a fantastic position for building a new home capturing the views with plenty of open space around you.

The opportunity to secure a beautiful parcel of land is just a call away!

**517 Buxton Marysville Road,
MARYSVILLE VIC 3779
L15985952}**

This very attractive property comes with outstanding opportunity for those looking for that rural lifestyle with a mixture of grazing and natural Australian bush. The vendors have resided here for 50 years and it is now time for them to move on and let others enjoy the property and lifestyle as

they have. The current home was built in 2011, it is a beautiful home with many quality features, fixtures and fittings throughout as below,

- Total privacy and tranquility back to nature living in a world of your own.
- 60 acres (24ha) approx 20 acres of grazing with quality pasture and soil
- Cattle yards and loading ramp with a shed near by
- The Stevenson River is within a short walk
- The iron clad home is built on a beautiful polished exposed aggregate slab
- The home is completely insulated and offers solar power, mains power, phone available, tank water and septic system
- The country style kitchen with Caesar stone bench tops, ample storage, electric cooking including a wood fired Aga stove
- All the timber windows are double glazed with toughened glass, they are simply stunning bringing the outside inside including quality window furnishings
- Three very spacious bedrooms, two bathrooms, bathroom two includes the laundry
- Spacious open plan living and meals, solid fuel heating split system reverse cycle and ceiling fans
- Beautiful timber cabinetry throughout
- Double remote and internal access garage under roof
- Free standing colourbond garage / workshop close to house
- A relaxing rear outdoor paved area surrounded by garden plus a front covered and paved entertaining space
- The front grassed area is perfect for the kids to play cricket and footy with an extensive veggie garden area below

Inspections are sure to impress and can be made for private viewing at a mutually agreed time.