

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 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!

8 Toora Crescent, HEALESVILLE VIC 3777

The 2046m² allotment has great opportunity to create a fantastic lifestyle, if you're looking for somewhere to lay down your creation and build a family home (STCA) this could be the right one that suits you.

All services are available with no current town planning in place, this allows you to create and design the specific property that suits your requirements. The location is convenient, close to local schools and only a few minutes into Healesville's Main Street.

The vendor statement is available, negotiable terms can be arranged for genuine buyers.

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!

48 Don Road, HEALESVILLE VIC

3777 L4022248}

Positioned within an easy walk to the main street, schools and local parks, this classic brick veneer home would make for an ideal first home for a family or perhaps those looking for a great investment. Ideal for all demographics with the low maintenance 803m² fully fenced secure allotment with all services available. Plenty of room for caravan storage and other equipment, safe for the kids and family pets.

The free-standing garage with concrete floor and power is large enough to accommodate car parking and a workshop area, while the single carport provides further undercover parking.

Offering three bedrooms all with BIRs (master with its own separate toilet and vanity), good sized living area, modern kitchen & dining, reverse cycle split system heating and cooling, separate mud room as you enter from the backyard and garden shed.

Quality appliances, fixtures, fittings, window furnishings and floor coverings throughout. Inspections are sure to impress and can be by private appointment or at the scheduled open home.

1 Cranbrook Place, HEALESVILLE VIC 3777

If you're in the market to build a new modern home, then you need to consider this opportunity. The plans and permits are done, you just need to engage your builder and begin the process. The allotment is 1695m² with a building envelope

positioned nicely.

- Services include, power, sewerage, NBN and water
- The low-density development is designed for comfortable living with plenty of space to move
- The location is very desirable and convenient to Healesville's Main shopping precinct and Healesville Hospital
- A fantastic lifestyle awaits the eager buyer looking to create their next beautiful home.
- All other relevant information is available.