

70 Maroondah HWY, HEALESVILLE VIC 3777 L30356739}

The location is just ideal for school aged children with easy access to all schools, public and school transport. For those looking to downsize but yet have room for the caravan or other equipment, then this property should be on your list, and for investors or first home buyers it is simply the best!

- The modern interior is all class and very well appointed with quality fixtures, fittings and cabinetry.
- Open plan meals and living space offers plenty of natural light with an open fireplace for those cozy nights in.
- Modern well-appointed kitchen with quality appliances, ample storage and bench space.
- Three bedrooms, master bedroom with a beautiful ensuite and built in robes.
- Family bathroom with included toilet.
- Hardwood floors in living space and carpets in bedrooms
- European laundry
- Covered rear outdoor entertaining deck plus an open-air patio.
- 6 x 5.4M garage / workshop at rear
- Fully fenced 805m2 allotment with all services available.
- Landscaped low maintenance gardens

The convenience of this property is outstanding as is the opportunity to secure a wonderful home.

160 Badger Creek rd, HEALESVILLE VIC 3777

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!

5 Cranbrook Place, HEALESVILLE VIC 3777

5 Cranbrook Place is 604m² has plans and permits ready for you to engage your preferred builder and get underway immediately.

The low-density exclusive development is an opportunity not to be missed, only a few minutes from Healesville's main street makes for a convenient purchase. There are some good savings when you purchase land and build a new home, plus the added excitement of creating your next move.

4 Cranbrook Place, HEALESVILLE VIC 3777

Looking to buy and build in Healesville, if so, here you have 584m² allotment in a low-density exclusive development just a few minutes' walk into the Main Street. The Architecturally

designed home will sit proudly on this site taking in the local mountain Northerly views.

This is an opportunity to purchase the allotment and then appoint and engage your own preferred builder to construct the permitted dwelling as shown.

21 Dowd Road, HEALESVILLE VIC 3777 L4022056}

Here you have a property in a league and class of its own. Positioned on a very historical site on the best parcel of land in the court sits this magnificent home. When opened in 1889 Gracedale house was something else when it sat here proudly offering first class accommodation to travelers from Melbourne and beyond, with stunning views, peace and tranquility surroundings it was a very popular destination. In 1940 it was renamed, Maroondah Lake Hotel. The current modern home is simply stunning, eloquently designed to capture the amazing mountain views, bring in the northerly sunshine all whilst offering complete privacy from any neighboring property.

Approximately 4KLM from Healesville main street, one hour CBD and International airport.

The many outstanding features are as follows.

- Five bedrooms in total all with storage robes
- Stunning master bedroom with ensuite, WIR and private balcony overlooking the rear yard, pool and forever views.
- Master bedroom number two with complete ensuite
- Family bathroom sits on the North wing amongst three

bedrooms which also includes a living room.

- The kitchen is fully equipped with induction electric cooking, dishwasher including plenty of storage and bench space, just perfect for casual entertaining.
- The living areas offer multiple uses, relaxation / entertaining, or settling into watch your favorite sport or movies, all by the built in bar
- If dinner parties and entertaining are a regular for you, this home has that covered inside and out.
- The home office will cater for your everyday home use, or for any professional who needs space and privacy.
- Beautifully appointed laundry with ample storage
- Quality, floor coverings, fixtures, fittings and window furnishings
- Thickened and tinted aluminum commercial grade windows
- In slab zoned gas heating, reverse cycle heating and cooling
- Ducted vacuum system
- Double lock up garage plus workshop and storage space
- For the keen gardener the glass house is fantastic for year-round horticulture
- If caught outside, there is an outdoor shower with access to a toilet
- In ground swimming pool surrounded with a large decking space and fully fenced with glass
- Fully fenced and secure yard for the kids and family pets to enjoy safely
- The outdoor entertaining areas offer open air space, plus covered areas with built in BBQ cabinetry and kitchen sink
- Sealed circular driveway with plenty of off-street parking
- The gardens are low maintenance with established mature trees, hedges and lawns

There are too many outstanding features and qualities to mention in ad text, only an inspection will provide the complete story of this outstanding opportunity. If owning a part of history with modern architecture in Healesville and the Yarra Valley is on your wish list, then now is the time to

make that a reality, you won't be disappointed!