

1/9 Edward Street, HEALESVILLE VIC 3777 L15449520}

This 352.6 sqm block with older weather board home comprising two bedrooms Living/dining and bathroom/laundry

Does this home need work. Yes. But it's location is fantastic so if you're Downsizing and want to be close to everything including Doctors, dentists and walk to the main shopping center of Healesville, Schools and Public transport this may be an opportunity you can't miss.

Viewing is by appointment only so call today so you don't miss out.

16 Centre Grove, HEALESVILLE VIC 3777 L17156713}

Located just on the outskirts of Healesville's township and within walking distance, with school and public bus transport even closer and the RACV country club a stones throw away, certainly makes this very generous family home attractive. The current vendors have raised their family here over the past 21 years with many treasured memories and great times had by family and friends. If you need space inside, and outside then this home demands your inspection.

- 4110m2 corner allotment, plenty of room for vehicle and machinery equipment, or the pony.

- Five bedrooms in total
- Two bathrooms, two toilets
- Spacious kitchen with walk in pantry, ample storage and bench space
- Large living / family room with open fireplace perfect for those cozy nights in whilst entertaining
- Down stairs has a second living area with a very large bedroom, kitchenette and the second bathroom, plus a large storage room or home office
- A very generous home office nook sits nicely above the stairwell
- Natural gas ducted heating, reverse cycle split system, ducted vacuuming
- The outdoor entertaining deck is just perfect for large gatherings, partially covered with lovely views
- Underneath is a large carport area, plus storage and workshop space with entrance directly into the home
- There is what's called the conversation pit where many a fire with a few bevvies take place, a very relaxing private space surrounded with lawns and low maintenance gardens
- Closed in chook house and run, and a few fruit trees

A fantastic opportunity for a growing family, ideal for dependent living, short term accommodation, studio and work from home office space.

**7 Mt Vue Road, HEALESVILLE
VIC 3777 L16847626}**

AUCTION set for April 2 at 11.30am, all prior offers will be considered.

Set on 2894m² fully fenced allotment just three KLM into Healesville's CBD, with public and school bus just a short walk away along with the RACV country club and Healesville racing precinct. The current vendor's built the custom designed home in 2010 with Fasham Homes, and what a beautiful home it is! There are many outstanding features listed below, but I should point out the amaaaazing mountain views looking back toward Healesville.

- 180 degree views from inside and out everywhere you go
- Northerly aspect living areas with passive solar design
- Three bedrooms plus study and two bathrooms
- Beautifully appointed kitchen with ample storage, Caesar stone bench tops, Ilve stainless gas / electric oven and dishwasher
- Reverse cycle split systems in every room
- Clean air slow combustion solid fuel heater
- Butlers pantry, laundry and mud room with access to rear garden and double carport under roofline
- Open plan living and family dining room, which then opens out to the large crazy paved covered outdoor entertaining space
- The study is fitted out with built in desks and draws, working from home is a breeze and a pleasure
- Double glazing with external Issey shade blinds with remote control right across the front of the home
- Very large under house cellar, storage and workshop space
- Garden studio, completely insulated, ideal for many uses, and an adjacent garden equipment storage shed
- Solar system and grid power, underground power lines, lots of garden lighting with reverse wiring for generator to run the home for any power outages
- 4x 11,000 litre water tanks, plumbed to washing machine, toilets and garden, including town water
- Eco septic and grey water natural system with sub surface irrigation
- Beautiful established mature gardens with a mixture of many

fruit trees, established vegetable garden, chook pen and run, deciduous vines to North and West over the outdoor entertaining for summer shade and winter sun

- Clever design for second bedroom acting as an ensuite with separate external access if short term accommodation and extra work from home space is desired
- Four additional car parks, further room for trades equipment, caravan or boat storage
- Complete privacy from neighbours, circular driveway and feature garden lighting with many places to sit and enjoy the garden, the views whilst having a fire on those cooler nights

This is a magnificent energy efficient home on a beautiful parcel of land, and an opportunity that does NOT present itself very often. Inspect via scheduled open homes, or by private appointment.

6 Karinya Close, HEALESVILLE VIC 3777 L16738525}

The conveniently located unit offers all the modern creature comforts with yesteryear period features. An easy stroll into Healesville township to enjoy all the restaurants, bars and shopping precinct as well as public transport.

- Just six years old on 336m2 fully fenced allotment
- Open plan living space with lovely mountain views
- Two bedrooms plus study
- Master bedroom with ensuite and walk in robe
- Built in robe in second bedroom
- Spacious home office well appointed with shelving
- Beautiful country style kitchen with stone bench tops,

quality appliances with ample storage

- Polished hardwood floors, carpets in bedrooms, natural gas ducted heating, reverse cycle split system, ducted vacuum, ceiling fans and quality window furnishings
- Outdoor entertaining is very generous with stunning low maintenance gardens, very private and inviting
- Single lock up garage with remote and internal access, all weather proof lock up garden shed
- Extra parking in front of garage, plus visitor parking spaces
- A fantastic friendly community within the complex

A fantastic opportunity for downsizing, first home buyers or investors, if convenience, and low maintenance are boxes you need ticked, then this stunning unit demands your attention.

23 Smith Street, HEALESVILLE VIC 3777 L11655367}

- NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 2
- Two road frontage corner allotment, all services available
- The home offers three bedrooms, two bathrooms, open plan living area with fire place and period features
- Good access to rear off Smith Street and Bona Avenue
- Second crossover to the right of the home off Smith Street
- Inspections by appointment only
- Beautiful feature chimney and mantle
- Country style timber kitchen
- Split systems in all rooms
- Solar power
- Office space in loft with extra storage
- Two carports plus garage

- Vendor statement available