

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 bevies 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.

20 Toora Crescent, HEALESVILLE VIC 3777 L16245692}

Set on a very private, near level 5772m2 allotment, fully fenced with all services available sits a magnificent character packed country homestead. Properties such as this are very rare to market when location, space, quality and privacy all actually come together. Just over on Don rd. is the Don rd. sporting complex ideal for walking the pets and other outdoor activities.

- Well appointed kitchen, with gas / electric cooking and dishwasher, ample storage and bench space with walk in pantry
- Formal dining room with cathedral ceilings, or second living room
- Family living adjacent to kitchen, or could be the meals / dining room
- Separately zoned very generously sized family room with custom built cabinetry
- Four very large bedrooms all with built in robes
- Master bedroom with recently renovated ensuite with quality fixtures
- Beautiful jarrah floors in living areas, quality carpets in bedrooms
- Natural gas ducted heating, reverse cycle split systems
- Quality fixtures, fittings and window furnishing throughout

- The front verandah is very inviting to sit and enjoy the serenity and open spaces
- Large rear open air deck, perfect for large gatherings and entertaining
- Double lock up garage, plus double carport both with power and on slab
- Garden shed, chook shed, veggie patch and established mature trees and gardens with sweeping lawns just perfect for footy and cricket
- Plenty of extra parking for all the toys

This is truly a wonderful opportunity, inspections are sure to impress.

3 Garibaldi Street, HEALESVILLE VIC 3777 L16046706}

Set on 792m2 allotment, fully fenced with all services available, walking distance to Badger Creek primary school with public and school transport out front.

- Three bedrooms with robes
- Master bedroom with walk through robe to ensuite
- Family bathroom, separate toilet
- The kitchen is well appointed with gas / electric cooking and dishwasher
- Two living rooms, meals adjacent to kitchen
- Solid fuel heating, reverse cycle split system
- Large front entertaining deck
- Double carport plus lock up garage on slab with power
- Low maintenance gardens

A great place to call home, invest or downsize into.

**349-353 Maroondah HWY,
HEALESVILLE VIC 3777
L5198694}**

Zoned, General Residential Zone-Schedule 1, allows for a development opportunity, or if you are looking for a site to open or operate your business from with highway frontage, then this opportunity may just suit you.

- 1884m² allotment, all services available
- Large building with internal divisional walls creating spaces such as, office, kitchen, small café with commercial kitchen and a show room
- Garage from rear access
- His and Hers toilet facilities
- Car parking for 6 on site, further parking out front
- High profile location

I do have a copy of the previous approved planning permit which was approved on the 29th April 2016, now lapsed, it does include the site plan and artist impressions for six townhouses.

15 Andrea Court, HEALESVILLE VIC 3777 L16000089}

The 4066m2 allotment offers all services, and is situated in a family friendly well established development. The family home is extremely spacious with plenty of shedding / storage, spacious open outside lawn and fenced off areas, plus entertaining spaces.

- Well appointed kitchen with stone bench tops, gas / electric cooking, dishwasher plus zip boil hot water system
- Open plan dining and family living
- Rumpus room, billiard / games room with bar
- Lounge room is the third living space with gas log fire
- Master bedroom with large walk in robe and very spacious ensuite
- Three remaining bedroom all with built in and walk in robes
- Separate home office
- Reverse cycle refrigerated heating and cooling, plus two gas log fires and a wall mounted gas heater in family room
- Split system in master bedroom, ceiling fans throughout
- Family bathroom, separate toilet, well appointed laundry with good storage
- Double garage plus workshop with remote and internal access
- The two carports are perfect for caravan, boat and trailer storage
- At the rear of the property is another colourbond garage for storage
- Covered outdoor entertaining deck with spa and solid fuel fire place
- North facing deck with built in fire pit below, plus a water feature
- Water storage tanks, large garden shed for garden tools and mower

This is the right time, right place for those looking to

secure a forever home.